

EXHIBIT A

RX 250 WD

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Rev. 06/09

Ver. Date 03/04/26

PID 114308

PARCEL 5-WD

MUS-22-9.17

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

5-WD

Situated in the County of Muskingum, Township of Springfield, being part of Section 1 T15N, R14W, laying on the left side of U.S. 22 ~ Maysville Pile (Variable width R/W) reference is made to 1955 ODOT plans MUS-22-8.12-9.85, and current project MUS-22-9.17, being part of the property conveyed to J&J Miller Properties, LLC. an Ohio Limited Liability Company by Deed Book 3282, page 671, and being further described as follows:

Commencing at a 5/8" rebar found bent at the Southeast corner of Lot 1 of Meriam Heights subdivision Plat Book 5, page 77, said pin being on the existing westerly fee right of way line and 46.00 feet left of centerline station 482+72.07 of said U.S. 22, and being referenced by a concrete highway monument found 44.90 feet left of centerline station 482+63.36, thence with said existing westerly fee right of way line along a curve to the left having a radius of 1099.92 feet, central angle of 08 degrees 23 minutes 47 seconds and an arc length of 161.19 feet, the chord of which bears North 31 degrees 43 minutes 54 seconds East 161.04 feet to an iron pin set at the True Point of beginning for the parcel hereinafter described;

Thence crossing said J&J Miller Properties, LLC parcel along the proposed fee right of way line North 22 degrees 36 minutes 52 seconds East, 83.74 feet to an iron pin set 50.00 feet left of centerline P.T. station 485+27.32;

Thence continuing to cross said J&J Miller Properties, LLC parcel and along the proposed fee right of way line being 50.00 feet left of and parallel with said centerline of U.S. 22, North 23 degrees 10 minutes 02 seconds East, 118.06 feet to an iron pin set on a southerly line of a parcel conveyed to Campbell Developers, LLC an Ohio Limited Liability Company by Bk. 2873, Pg.

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826, said pin being 50.00 feet left of centerline station 486+45.38 of said U.S. 22 and on a southerly line of the corporation limits for the Village of South Zanesville;

Thence along said southerly Campbell parcel, and the northerly line of said J&J parcel, continuing along said proposed fee right of way and said Village Corporation limits South 82 degrees 24 minutes 09 seconds East 4.15 feet to an iron pin set on the existing fee right of way line, said pin being 46.00 feet left of centerline station 486+46.49 of said U.S. 22;

Thence along an easterly line of said J&J Miller Properties, LLC parcel and the existing fee right of way 46.00 feet left of and parallel with said centerline of U.S. 22 South 23 degrees 10 minutes 02 seconds West 119.17 feet to a point 46.00 feet left of centerline P.T. station 485+27.32;

Thence continuing along an easterly line of said J&J Miller Properties, LLC parcel and the existing fee right of way 46.00 feet left of and parallel with said centerline of U.S. 22, along a tangent curve to the right having a radius of 1099.92 feet, central angle of 04 degrees 21 minutes 58 seconds and an arc length of 83.82 feet the chord of which bears South 25 degrees 21 minutes 01 seconds West 83.80 feet to the Point of Beginning containing 0.016 acres more or less which is part of Auditor's parcel number 62-73-01-21-000.

Scaled to ground geometry is based on field measurements and coincide with the control network established with ODOT Plan D05 CUL FY2027 PID 114308, the geometry is relative to Custom O.D.O.T. MUSKINGUM LDP Coordinate System.

All described Iron Pins Set are 3/4" diameter steel rods, 36" long, with a 1-1/2" diameter aluminum cap stamped "ODOT R/W DISTRICT 5".

Description is prepared from an actual field survey by The Ohio Department of Transportation under the supervision of Luke Walker, P.S. 8701.

OFFICE COPY
L. Walker
Luke Walker, P.S. 8701
NOT RECORDABLE Date *3/4/2024*



DESCRIPTION
APPROVED
By: *D.M. Barnhard*
3-5-2026

