

EXHIBIT A

RX 250 WD

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Rev. 06/09

Ver. Date 03/04/26

PID 114308

**PARCEL 4-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]

4-WD

Situated in the County of Muskingum, Village of South Zanesville, being part of Section 1, T15N, R14W, laying on the right side of U.S. 22 ~ Maysville Pike (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 property conveyed to Carroll D. Fink and Julie Ann Brown Sole General Partners of Fink's Used Cars by Deed book 1799, page 949, also being part of a parcel formerly described as Zanesville Terminal Railway reference is made to a final Judgment recorded in Deed Book 787, page 182, and being further described as follows:

Beginning at an iron pin set at the intersection of the easterly existing right of way of said U.S. 22 and the southerly existing right of way of Meriam Street (50ft wide) reference is made to the plat of South Zanesville recording in Plat Book 2 page 95, said pin set being 24.00 feet right of centerline stationing 485+74.77 and referenced by a 1" iron pin at the southwesterly corner of Lot 176 in said Plat of South Zanesville used as the south line for Meriam Street extended;

Thence along the existing south line of said Meriam Street, South 78 degrees 05 minutes 00 seconds East 9.18 feet to an iron pin set;

Thence along the proposed fee right of way intended to be 33.00 feet right of and parallel with the centerline of said U.S. 22, said proposed right of way being within an area labeled as a parcel 154-S1 from said 1955 highway plans, no records found of acquisition, South 23 degrees 10 minutes 02 seconds West 49.24 feet to an iron pin set 33.00 feet right of centerline P.C. station 458+27.32 of said U.S. 22;

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Thence continuing along said proposed fee right of way intended to be 33.00 feet right of and parallel with the centerline of said U.S. 22, said proposed right of way being within said area labeled as a parcel 154-S1 from said 1955 highway plans, along a curve to the right having a radius of 1178.92 feet, central angle of 04 degrees 19 minutes 54 seconds, and curve length of 89.13 feet, the chord of which bears South 25 degrees 19 minutes 59 seconds West 89.11 feet to an iron pin set on the northerly line of a 16.00 foot wide Alley, said pin set being 33.00 feet right of centerline station 484+40.69 of said U.S. 22;

Thence along said northerly line of a 16.00 foot wide Alley North 78 degrees 13 minutes 01 seconds West 9.35 feet to an iron pin set on the existing fee right of way of said U.S. 22, said pin being 24.00 feet right of centerline station 484+38.21;

Thence along said existing fee right of way of said U.S. 22 along a curve to the left non tangent to the previous course, having a radius of 1169.92 feet, central angle of 04 degrees 27 minutes 20 seconds, and an arc length of 90.98 the chord of which bears North 25 degrees 23 minutes 43 seconds East 90.96 feet to a point 24.00 feet right of centerline P.T. station 485+27.32 of said U.S. 22;

Thence continuing along the existing fee right of way of said U.S. 22, along a line tangent to the preceding curve North 23 degrees 10 minutes 02 seconds East 47.45 feet to the Point of Beginning, containing 0.029 acres more or less which is part of Auditor's parcel number 63-06-03-02-000.

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
~~NOT RECORDABLE~~ 3/4/2026
Luke Walker, P.S. 8701 Date

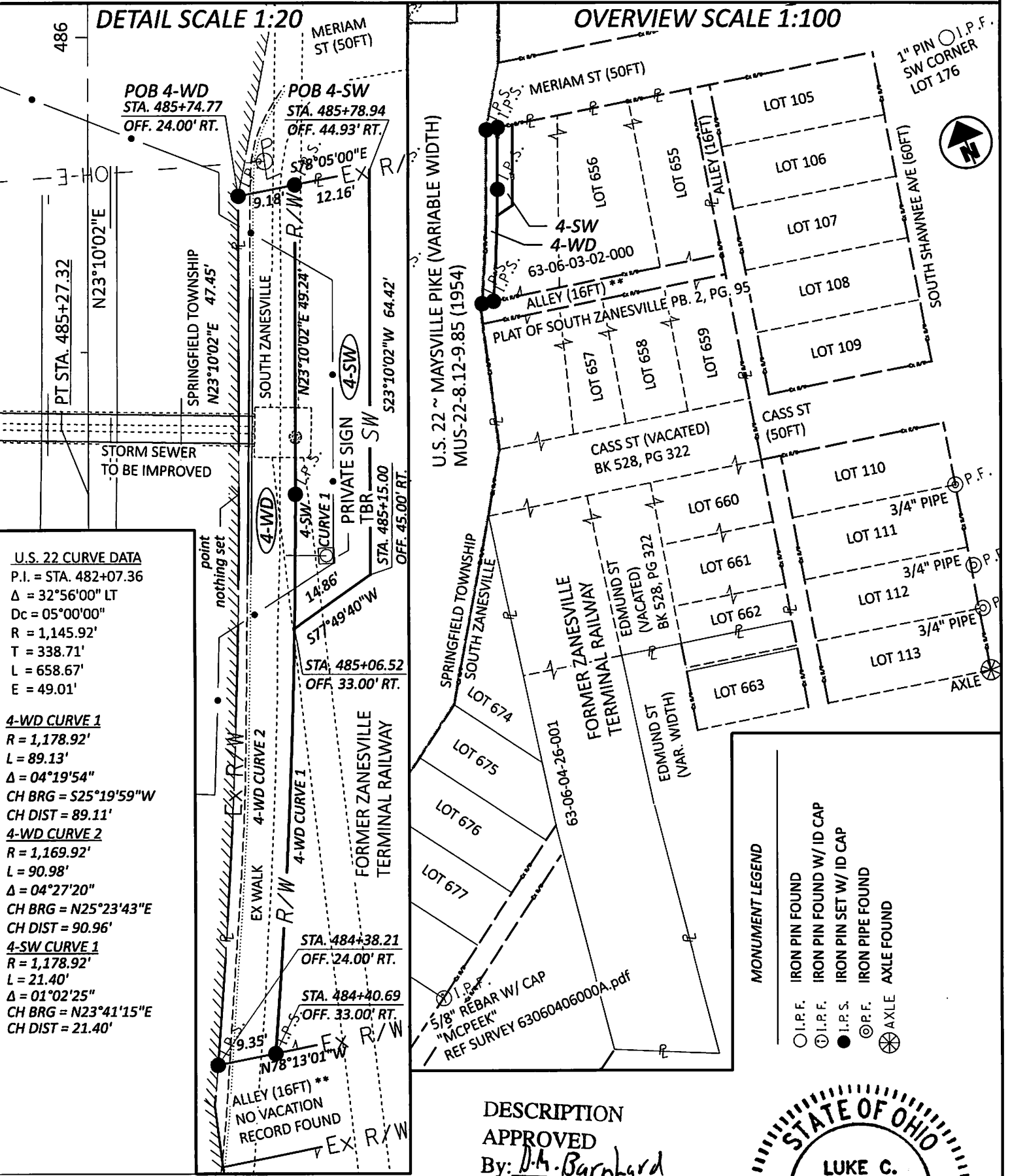
DESCRIPTION
APPROVED

By: J.M. Barnhard
3-5-2026



MUS-22-9.17

MODEL: Parcel-4_Sheet PAPER SIZE: 8.5x14 (in.) DATE: 3/4/2026 TIME: 6:45:52 AM PLTDRV: OHDOT_PDF.plt PENTBL: OHDOT_Pen.tbl USER: Luke.Walker@dot.ohio.gov WORKSPACE: OHDOTCv02 WORKSET: 114308 PRODUCT: OpenRoadsDesign
pw:\ohiodot-pw.bentley.com\ohiodot-pw-02\Documents\01 Active Projects\District 05\005\114308\400-Engineering\RW\Basemaps\114308_BR005.dgn



PARCEL - 4 MUSKINGUM COUNTY VILLAGE OF SOUTH ZANESVILLE SECTION 1, T15N, R14W
FINK'S USED CARS, CARROLL D. FINK AND JULIE ANN BROWN SOLE GENERAL PARTNERS
OWNERS RECORD: PROPERTY SEVEN DB 1799, PG 949
PART OF PAR # 63-06-03-02-000 USED CAR SALES LOT
2.124 ACRES RECORD ACRES INCLUDING 0.072 ACRES P.R.O. NON-VACATED ALLEY**
4-WD = 0.029 ACRES EXCLUSIVE OF P.R.O. PROPOSED WARRANTY DEED R/W
4-SW = 0.019 ACRES EXCLUSIVE OF P.R.O. PROPOSED SEWER EASEMENT
NET TAKE = 0.048 ACRES
2.004- ACRES RESIDUE RIGHT - COMMENTS: FOR ROAD IMPROVEMENTS AND DRAINAGE

BASIS OF BEARING ODOT OCCS MUS LDP FIELD SURVEY COMPLETE IN FEBRUARY 2025. AS A PART OF THIS WORK, RIGHT OF WAY MONUMENTS WILL BE SET AT THE LOCATIONS SHOWN HEREIN PER THE MEMORANDUM OF UNDERSTANDING BETWEEN THE BOARD OF REGISTRATION FOR ENGINEERS AND SURVEYORS AND THE OHIO DEPARTMENT OF TRANSPORTATION DATED 9-22-2010. IRON PINS SET ARE 3/4" REBAR W/ 1.5" ALUMINIUM ODOT RW CAP ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS UNLESS SO NOTED. THE WORDS "I AND MY" AS USED HEREIN ARE TO MEAN THAT EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.