

EXHIBIT A

DESCRIPTION
0.056 ACRE PARCEL

Situated in the New 4th Ward, City of Zanesville, Muskingum County, State of Ohio, U.S.M.L. and being part of Lot 7 of Millwood Addition, as recorded in Plat Book 1, Page 158 of the Plat Records, and being all of the lands conveyed to the Muskingum County Land Reutilization Corporation in Volume 3178, Page 924 of the Official Records, all references are the Records of the Muskingum County Recorder, said parcel being further described as follows:

Commencing at a 5/8" dia. iron pin found at the northwest corner of said Lot 7, said point being on the south line of Ridge Road (50 feet wide), said point also being the **True Point of Beginning** for the parcel herein described;

Thence, North 62° 42' 31" East, 36.95 feet, along the south line of Ridge Road, to an iron pin set at the northwest corner of the Total Property Resources, LLC parcel, as recorded in Volume 2189, Page 344 of the Official Records,

Thence, South 02° 55' 24" West, 85.14 feet, along the west line of said Total Property Resources parcel, to a 5/8" dia. iron pin found on the north line of the Travis Ryan parcel, as recorded in Volume 3140, Page 938 of the Official Records;

Thence, North 86° 58' 54" West, 32.21 feet, along the north line of said Ryan parcel, to a 5/8" dia. iron pin found on the east line of Lot 8, of said Millwood Addition;

Thence, North 03° 10' 06" East, 66.50 feet, along the east line of said Lot 8, to the **True Point of Beginning**.

TOGETHER WITH a Right-of-Way, across the center of Lot 7 to Mead Street, for prior owner Oscar L. Patterson (1919), for access to and egress from the portion of said Lot, conveyed for a driveway.

Containing 0.056 acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

All of Parcel Number 83-17-05-02-000

Bearings are based on the south line of Ridge Road being, North 62° 42' 31" East, Ohio State Plane Grid, South Zone NAD83(2011).

All Iron Pins Set are 5/8" dia. rebar x 30" long with Orange ID cap stamped "Willis S7996".

This Description is based on a survey made under the direct supervision of Todd D. Willis in October 2025, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

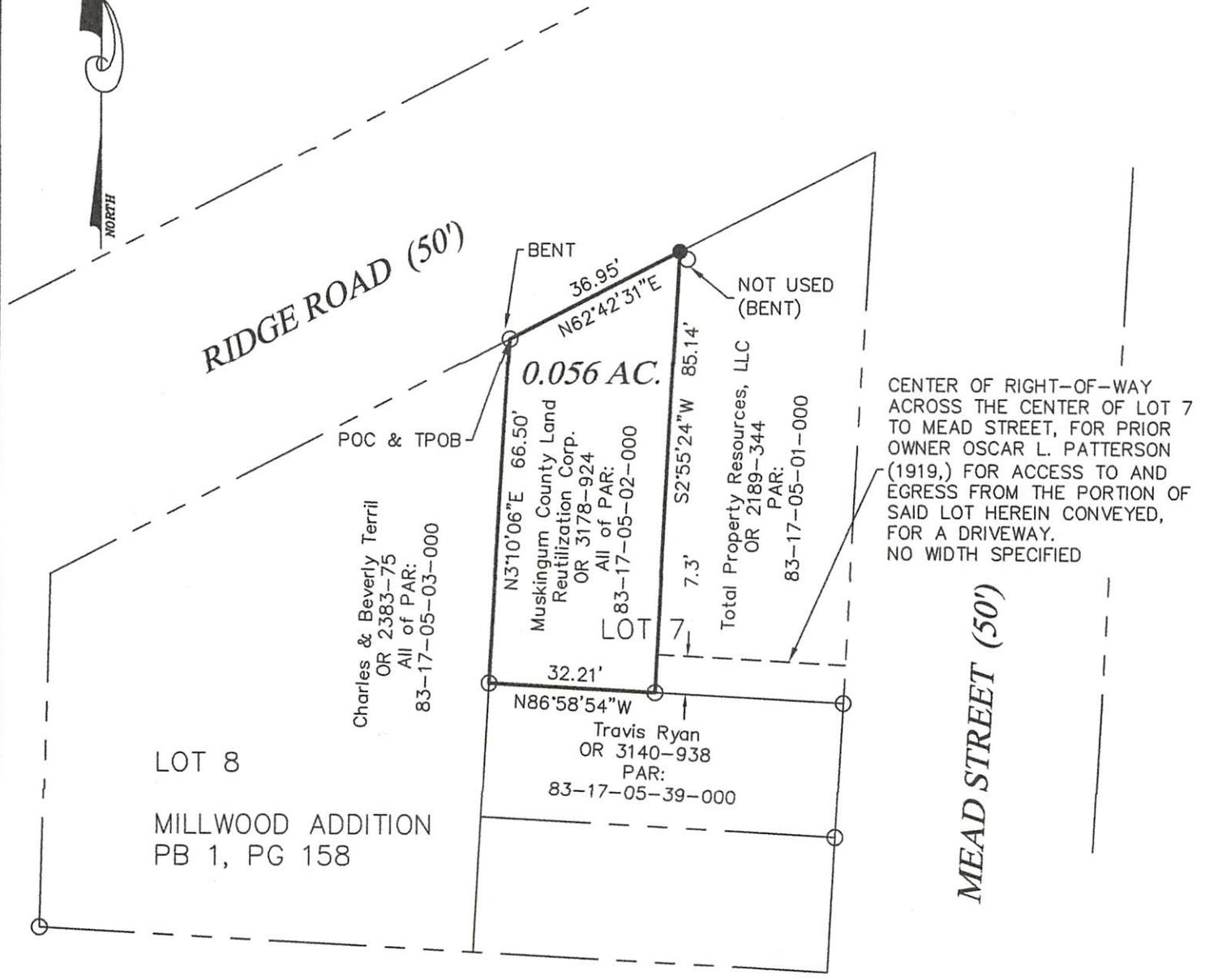
DESCRIPTION
APPROVED
By: D.M. Barnhardt
11-3-2025

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NOT RECORDABLE
10-25-2025



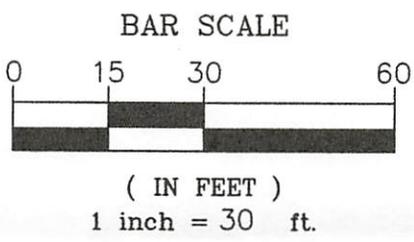
PLAT OF SURVEY MCLRC PARCEL

SITUATED IN THE NEW 4TH WARD, CITY OF ZANESVILLE,
MUSKINGUM COUNTY, STATE OF OHIO, U.S.M.L.
AND PART OF LOT 7, OF MILLWOOD ADDITION, PB 1, PG 158



CENTER OF RIGHT-OF-WAY
ACROSS THE CENTER OF LOT 7
TO MEAD STREET, FOR PRIOR
OWNER OSCAR L. PATTERSON
(1919,) FOR ACCESS TO AND
EGRESS FROM THE PORTION OF
SAID LOT HEREIN CONVEYED,
FOR A DRIVEWAY.
NO WIDTH SPECIFIED

DESCRIPTION
APPROVED
By: P.M. Barnhardt
11-3-2025

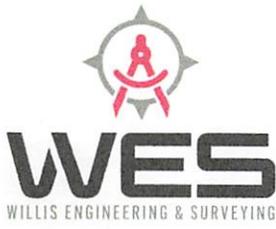
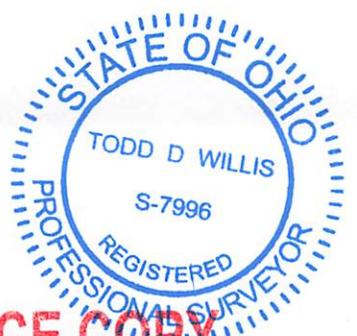


PERTINENT RECORDS USED
Deeds & Plat as shown

- LEGEND**
- 5/8" Dia. Iron Pin Found
 - ⊙ 3/4" O.D. Iron Pipe Found
 - Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap
Stamped Willis S-7996

BASIS OF BEARINGS
South Line of Ridge Rd., being N 62' 42' 31" E,
Ohio State Plane Grid, South Zone, NAD83(2011)

I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.



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NOT RECORDABLE**
10-27-2025

PROJ. NO. 25216

12050 Lancaster St, PO Box 216
Millersport, OH 43046

Date: 10/16/2025

Todd D. Willis, PS
Reg. No. S-7996
740-739-4030