

EXHIBIT A

PARCEL 83-23-08-09-000
0.097 ACRES

Situate in the State of Ohio, County of Muskingum, and in the City of Zanesville, 7th Ward, part of Lot 9, Millwood Replat 1 Page 24, bounded and described as follows:

Being a parcel of land now or formerly conveyed to MF Peterson Enterprises LLC, by a deed recorded in Official Record 3108, Page 126 (Tract VIII) of the records of the Muskingum County Recorder's Office, more fully described as follows:

Commencing at a 3/4 inch diameter iron pipe found on the Southeast Corner of Lot 10 of Millwood, as recorded in Replat 1 Page 24;

Thence coincident with the East line of Lot 10 of said Millwood, and the West line of Locust Alley (12' R/W) (L1) North 03°32'03" East, a distance of 60.00 feet to a Capped Rebar Set on the Southeast corner of the subject parcel corner, also being the Northeast corner of a parcel of land now or formerly conveyed to Randall E Hawkins, by a deed recorded in Official Record 2578, Page 290 of the records of the Muskingum County Recorder's Office, and the POINT OF BEGINNING of the parcel herein described;

Thence coincident with the South line of the subject parcel, also being the South line of Lot 9 of Millwood Subdivision (L2) North 86°27'57" West, a distance of 70.40 feet to a Capped Rebar Set on the Southwest corner of the subject parcel;

Thence coincident with the West line of the subject parcel (L3) North 03°32'03" East, a distance of 60.00 feet to the Northwest corner of the subject parcel, passing 3/4 inch diameter iron pipes found at 23.46 feet and 50.63 feet;

Thence coincident with the North line of the subject parcel, the North line of Lot 9, and the South line of Lot 1 (L4) South 86°27'57" East, a distance of 70.40 feet to a Capped Rebar Set on the Northeast corner of the subject parcel and the West line of Locust Alley (12' R/W);

Thence coincident with the East line of Lot 9 and the West line of Locust Alley (12' R/W) (L5) South 03°32'03" West, a distance of 60.00 feet, returning to the POINT OF BEGINNING.

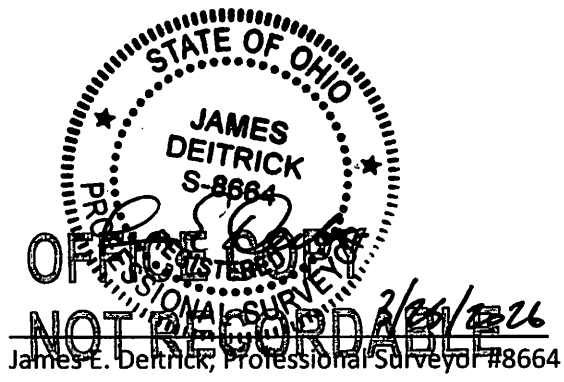
The above described area includes all of Muskingum County Auditor's Parcel Number 83-23-08-09-000, and contains 0.097 acres (4,224 square feet) of land.

Capped Rebar Set in the above description are 5/8 inch x 30 inch long rebar set with plastic caps marked "UTI BOUNDARY MONUMENT".

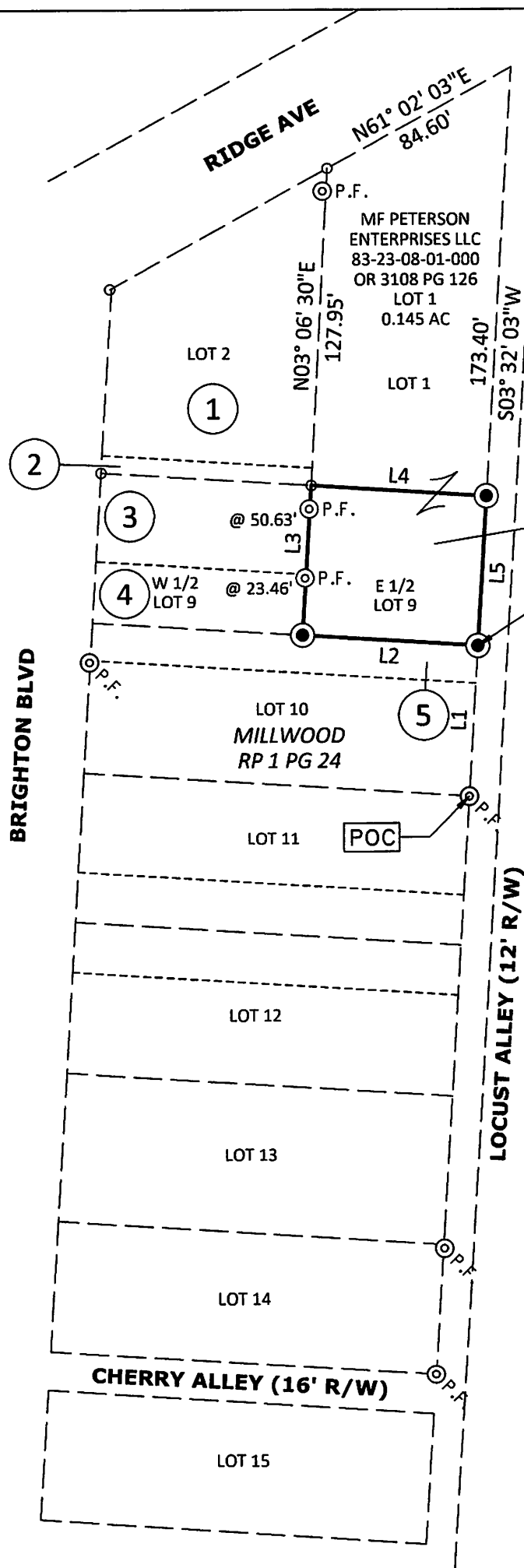
The basis of bearings in this description is based on the Ohio State Plane Coordinates, South Zone, NAD83(2011), epoch 2010.00, with distances expressed in US Survey Feet, Grid.

Subject to all conditions, restrictions, and easements, if any, contained in all former conveyances of record for the parent tracts.

The description was prepared March 25, 2026 by James E. Deitrick, P.S. No. 8664, and is based on a field survey performed by James E. Deitrick, P.S. No. 8664 March 10, 2026.



DESCRIPTION
APPROVED
By: D.M. Barnhard
3-27-2026



DESCRIPTION

APPROVED

By: J. M. Barnhard
3-27-2026

REFERENCES

DEEDS OF RECORD, AS SHOWN
MILLWOOD RP 1 PG 24
(COPIED FROM PB 1 PG 158 & 159)
MUSKINGUM COUNTY AUDITOR RECORDS

MF PETERSON
ENTERPRISES LLC
all of 83-23-08-09-000
OR 3108 PG 126
PT LOT 9
0.097 AC

Line Table		
Line #	Length	Direction
L1	60.00'	N03° 32' 03"E
L2	70.40'	N86° 27' 57"W
L3	60.00'	N03° 32' 03"E
L4	70.40'	S86° 27' 57"E
L5	60.00'	S03° 32' 03"W

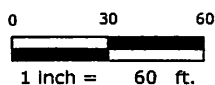
HOWARD EBONIE &
SHERRY L CROUCH LIFE ESTATE
83-23-08-02-000
OR 3243 PG 101
0.111 AC

HOWARD EBONIE &
SHERRY L CROUCH LIFE ESTATE
83-23-08-04-000
OR 3243 PG 101
0.014 AC

HOWARD EBONIE &
SHERRY L CROUCH LIFE ESTATE
83-23-08-05-000
OR 3243 PG 101
0.068 AC

HAWKINS RANDALL E
83-23-08-06-000
OR 2578 PG 290
0.049 AC

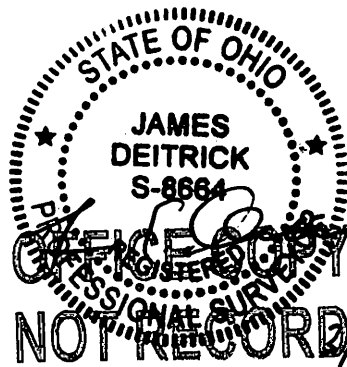
HAWKINS RANDALL E
83-23-08-07-000
OR 2578 PG 290
0.053 AC



LEGEND

☐ P.F. PIPE FOUND
☐ CAPPED REBAR SET

BEARINGS & DISTANCES EXPRESSED IN GRID COORDINATES,
OH-SPC SOUTH, NAD83(2011), EPOCH 2010.00, UNITS OF US
SURVEY FEET. BASED ON FIELD SURVEY COMPLETED 3/10/2026
BY JAMES E DEITRICK, PS 8664.



JAMES E. DEITRICK, PS 8664 DATE

**UTILITY
TECHNOLOGIES
INTERNATIONAL**

UTI PROJECT #:
26-082

DATE:
03/25/2026

SCALE:
1" = 60'

PLAT OF SURVEY
MF PETERSON ENTERPRISES, LLC
 1226 RIDGE AVE, ZANESVILLE, OH
 PARCEL NUMBER 83-23-08-09-000
 PT LOT 9, MILLWOOD (NOW ZANESVILLE)