

EXHIBIT A

**PARCELS 84-28-02-56-000, 84-28-02-57-000
0.257 ACRES**

Situate in the State of Ohio, County of Muskingum, and in the City of Zanesville, T12, R13, Section 5 of the Congress Lands East of the Scioto River Survey, and being all of Lots 18 and 19 of Pfeifer-Hemmer Addition, Plat Book 5, Page 64, bounded and described as follows:

Being a parcel of land now or formerly conveyed to Sandra A Black, by a deed recorded in Deed Volume 1116, Page 605 of the records of the Muskingum County Recorder's Office, more fully described as follows:

Commencing at 5/8 inch diameter rebar found on the Southeast Corner of Lot 19 of the Pfeifer-Hemmer Addition to the City of Zanesville, as recorded in Plat Book 5, Page 64 of the records of the Muskingum County Recorder's Office, the POINT OF BEGINNING of the parcel herein described;

Thence coincident with the South line of said Lot 19 the following 2 courses:

1. South 76°13'25" West, a distance of 27.99 feet to a 5/8 inch diameter rebar found;
2. South 73°30'15" West, a distance of 12.01 feet to the Southwest Corner of Lot 19 and the Southeast Corner of Lot 18;

Thence coincident with the boundary of said Lot 18 the following 3 courses:

1. with the South line of Lot 18 South 73°30'15" West, a distance of 45.00 feet to a 5/8 inch diameter rebar found on the Southwest Corner of Lot 18;
2. with the West line of Lot 18 North 16°25'26" West, a distance of 109.97 feet to the Northwest Corner of Lot 18, witnessed by a 1 1/2" angle iron found bearing South 52°44'50" West, a distance of 2.25 feet;
3. with the North line of Lot 18 North 73°35'55" East, a distance of 45.00 feet to a 3/4 inch diameter pipe found at the Northeast Corner of Lot 18 and the Northwest corner of said Lot 19;

Thence coincident with the boundary of Lot 19 the following 2 course:

1. North 75°25'50" East, a distance of 73.73 feet to a point on the West right of way of Newman Drive (32' R/W);
2. with the West right of way of said Newman Drive South 00°47'50" West, a distance of 113.89 feet, returning to the POINT OF BEGINNING of the parcels herein described.

The above described area includes all of Muskingum County Auditor's Parcel Number 84-28-02-56-000 with 0.114 acres (4,947 square feet), 84-28-02-57-000 with 0.143 acres (6,239 square feet), and contains a total of 0.257 acres (11,186 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 February 6, 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 January 16, 2026.



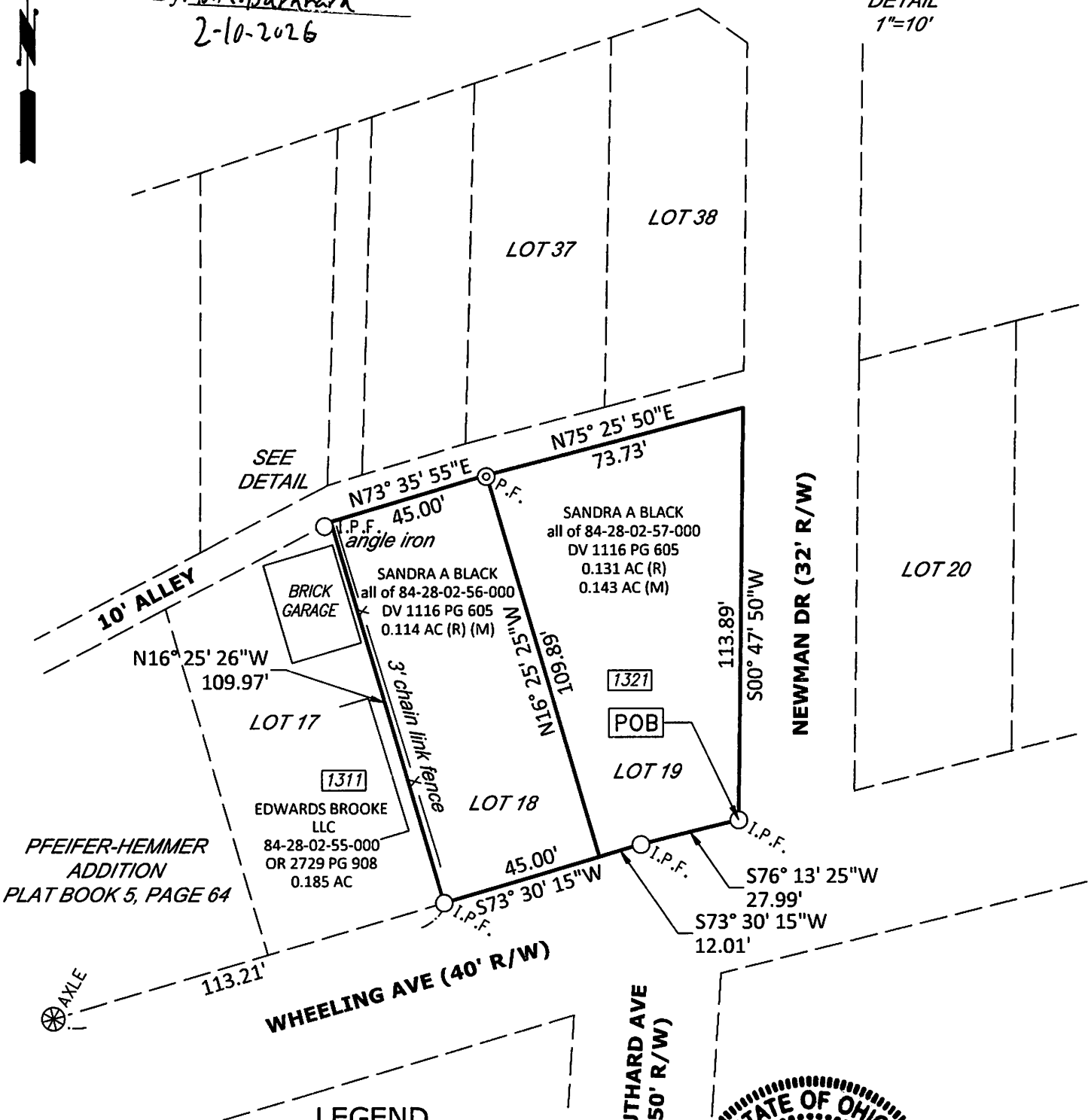
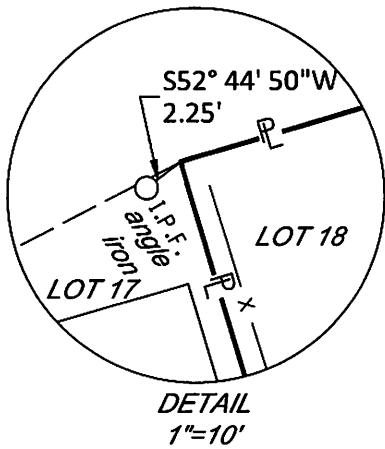
DESCRIPTION
APPROVED
By: D.A. Barnhard
2-10-2026

REFERENCES

DEEDS OF RECORD, AS SHOWN
PFEIFER-HEMMER ADDITION PB 5 PG 64 (1926)
HARKNESS SURVEY 84280240000SNRA (6/16/2011)
MUSKINGUM COUNTY AUDITOR'S WEBSITE

DESCRIPTION
APPROVED

By: D.M. Barnard
2-10-2026

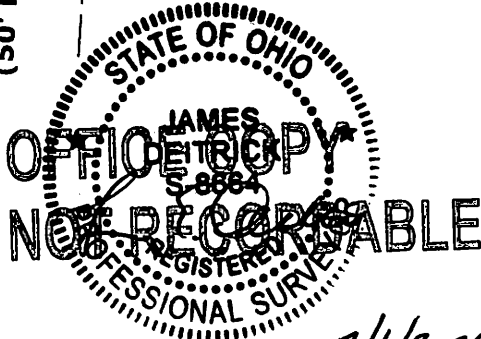


LEGEND

- ⊙ P.F. PIPE FOUND
- I.P.F. IRON PIN FOUND
- ⬢ POST FOUND
- ⊗ AXLE AXLE 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 1/16/2026
BY JAMES E DEITRICK, PS 8664.

SOUTHARD AVE
(50' R/W)



JAMES E. DEITRICK, PS 8664

DATE



UTILITY
TECHNOLOGIES
INTERNATIONAL

PLAT OF SURVEY
SANDRA A BLACK

1321 WHEELING AVE, ZANESVILLE, OHIO
PARCEL NUMBERS 84-28-02-56-000, 84-28-02-57-000
ALL OF LOTS 18, 19, PFEIFER-HEMMER ADDN, PB 5 PG 64
T12, R13, S5, CONGRESS LANDS E OF SCIOTO

UTI PROJECT #:
26-016

DATE:
2/06/2026

SCALE:
1" = 40'