

EXHIBIT A

DESCRIPTION

Tract A

2.092 AC PARCEL

Situated in the Southeast Quarter, Section 33, Township 15, Range 14, of the United States Military Lands, Newton Township, County of Muskingum, State of Ohio, and being part of the John Ludwig, Paulette Ludwig and Tonya Morrison Lands, as recorded in Official Record Book 1955, page 642, all references are the Records of the Muskingum County Recorder, said parcel being further described as follows:

Commencing at a stone found at the northeast corner of the Southeast Quarter of Section 33;

Thence South 05° 16' 58" West, 1881.88 feet along the west line of Section 33 to an axle found at the Southeast corner of a parcel conveyed to Rosehill Farm, LLC by deeds recorded in Official Record Book 2358, page 539 and Official Record Book 3154, page 808 and also being the Northeast corner of said John Ludwig, Paulette Ludwig and Tonya Morrison parcel;

Thence, North 87° 10' 42" West, 374.47 feet, along the south line of said Rosehill Farm, LLC, parcel to a 5/8" iron pin set, said iron pin being the **True Point of Beginning** for the parcel herein described;

Thence, South 08° 48' 33" West, 374.62 feet, through said John Ludwig, Paulette Ludwig and Tonya Morrison parcel to a 5/8" iron pin set;

Thence, North 81° 11' 27" West, 252.14 feet, continuing through said John Ludwig, Paulette Ludwig and Tonya Morrison parcel, to an iron pin set on the east right-of-way line of Rosehill Road;

Thence, North 08° 48' 33" East, 348.17 feet, along the east right-of-way line of Rosehill Road to an axle found at the Southwest corner of said Rosehill Farm LLC parcel;

Thence, South 87° 10' 42" East, 253.52 feet, leaving said road, along the south line of said Rosehill Farm LLC parcel, to the **True Point of Beginning**.

Containing 2.092 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.

Part of Parcel Number 47-86-33-39-000

Bearings are based on the south line of the southeast quarter of Section 33, being North 86° 21' 27" West, 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 direction of Todd D. Willis in March 2024, Reg. Surveyor No. 7996.

Phone No. 740-739-4030, Willis Engineering & Surveying.

DESCRIPTION

APPROVED

By: D. M. Barnhard

5-13-2024

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

5/10/24
DATE