

EXHIBIT A

DESCRIPTION

Tract B

8.687 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, said axle being the **True Point of Beginning** for the parcel herein described; ;

Thence, South 02° 52' 59" West, 776.50 feet, continuing along the west line of Section 33 and said Rosehill Farm, LLC, parcel, and along the west line of The Village of Roseville parcel, as recorded in Official Record Book 2650, page 879, to an axle found;

Thence, North 86° 21' 27" West, 220.50 feet, along the Muskingum County and Perry County line to a 5/8" iron pin found at the southeast corner of the Tiffany D. Ludwig & Bradley Perry parcel, as recorded in Official Record Book 1899, page 0029;

Thence, North 64° 33' 26" West, 506.32 feet, along the north line of said Tiffany D. Ludwig & Bradley Perry parcel, to an iron pin set on the east right-of-way line of Rosehill Road, a.k.a. County Road 696;

Thence, North 08° 48' 33" East, 233.60 feet, along the east right-of-way line of said Rosehill Road, a.k.a. County Road 696 to an iron pin set;

Thence, South 81° 11' 27" East, 252.14 feet, leaving said road, through said John Ludwig, Paulette Ludwig and Tonya Morrison Lands to an iron pin set;

Thence, North 08° 48' 33" East, 374.62 feet, leaving said road, through said John Ludwig, Paulette Ludwig and Tonya Morrison Lands to an iron pin set on the south line of said Rosehill Farm, LLC parcel;

Thence, South 87° 10' 42" East, 374.47 feet, along the south line of said Rosehill Farm, LLC, parcel, to the **True Point of Beginning**.

Containing 8.687 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

APPROVED
MUSKINGUM COUNTY
PLANNING COMMISSION DIRECTOR

3/10/24
DATE