

EXHIBIT A

DESCRIPTION
0.096 ACRE PARCEL

Situated in the New 4th Ward, City of Zanesville, Muskingum County, State of Ohio, U.S.M.L. and being part of Lots 10 & 12, and all of Lot 11, of the Mt. Pleasant Addition to the City of Zanesville, as recorded in Plat Book 1, Page 10 of the Plat Records, and being all of the lands conveyed to the Muskingum County Land Reutilization Corporation in Volume 3142, Page 949 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 southwest corner of said Lot 12, said point being on the north line of Wheeling Avenue (50 feet wide);

Thence, South 62° 07' 48" East, 129.00 feet, along the north line of Wheeling Avenue, to a point at the southeast corner of the Muskingum County Land Reutilization Corporation parcel, as recorded in Volume 3081, Page 472 of the Official Records, said point also being the **True Point of Beginning** for the parcel herein described;

Thence, North 02° 12' 54" East, 91.95 feet, along the east line of said Muskingum County Land Reutilization Corporation parcel, recorded in Volume 3081, Page 472 of the Official Records, passing a 5/8" dia. iron pin found at 3.00 feet, to a 5/8" dia. iron pin found on the south line of Poplar Alley (16.5 feet wide),

Thence, South 78° 10' 48" East, 43.14 feet, along the south line of Poplar Alley, to an iron pin set at the northwest corner of the Ralph Newton, Jr parcel, as recorded in Volume 999, Page 363 of the Deed Records;

Thence, South 02° 12' 54" West, 105.19 feet, along the west line of said Newton parcel, passing an iron pin set at 102.19 feet, to a point on the north line of the Wheeling Avenue;

Thence, North 62° 07' 48" West, 47.19 feet, along the north line of Wheeling Avenue, to the **True Point of Beginning**.

Containing 0.096 acres, more or less, of which 0.021 acres are in Parcel Number 84-27-03-39-000 and 0.075 acres are in Parcel Number 84-27-03-38-000, 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 84-27-03-39-000 and All of Parcel Number 84-27-03-38-000

Bearings are based on the north line of Wheeling Avenue being South 62° 07' 48" 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 January 2025, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

DESCRIPTION

APPROVED

By: *[Signature]* 3/3/2025

