

EXHIBIT A

PARCEL 62-70-04-21-000, 62-70-04-22-000  
±0.505 ACRES

Situate in the State of Ohio, County of Muskingum, Springfield Township, T15, R14, part of the NW Quarter of Section 2 of the Congress Lands East of the Scioto River Survey, being all of Lot 48 and part of Lot 49 of Springdale No. 5 Subdivision as recorded in Plat Book 10 Page 39 of the records of the Muskingum County Recorder's Office:

Being a parcel of land now or formerly conveyed to Ramona D Grant, by a deed recorded in Official Record 1105, Page 124 of the records of the Muskingum County Recorder's Office, more fully described as follows:

Beginning at an axle found on the southeast Corner of said Lot 48, also being the southwest corner of Lot 49, and the POINT OF BEGINNING of the parcel herein described;

Thence coincident with the south line of the subject parcel and the north line of Willow Drive (40' right of way) North 65°39'35" West, a distance of 105.38 feet to a point;

Thence following the west line of the subject parcel North 10°23'11" East, a distance of 193.52 feet to a 5/8 inch rebar found on the northwest corner of the subject parcel;

Thence along the north line of the subject parcel South 71°19'03" East a distance of 112.82 feet to a 3/4 inch pipe found on the northeast corner of the subject parcel, passing an axle found on the northeast corner of Lot 48 at 104.61 feet;

Thence along the east line of the subject parcel South 11°00'53" West, a distance of 204.44 feet to a 3/4 inch pipe found;

Thence coincident with the south line of the subject parcel and the north line of Willow Drive (40' right of way) North 65°39'35" West, a distance of 7.35 feet, returning to the POINT OF BEGINNING of the parcel herein described.

The above described area includes all of Muskingum County Auditor's Parcel Number 62-70-04-21-000 (0.468 acre, Lot 48), all of Muskingum County Auditor's Parcel Number 62-70-04-22-000 (0.037 acre, Lot 49), and contains a total of 0.505 acres 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 legal highways, conditions, restrictions, and easements, if any, contained in all former conveyances of record for the parent tracts.

The description was prepared in August 2023 by James E. Deitrick, P.S. No. 8664, and is based on a field survey performed by James E. Deitrick, P.S. No. 8664 in August 2023.



DESCRIPTION  
APPROVED

By: *James E. Deitrick*

James E. Deitrick, Professional Surveyor #8664