

EXHIBIT A

DESCRIPTION
0.083 ACRE PARCEL

Situated in the New 4th Ward, City of Zanesville, Muskingum County, State of Ohio, U.S.M.L., and being all of the lands conveyed to the Muskingum County Land Reutilization Corporation in Volume 3274, Page 625 of the Official Records, all references are the Records of the Muskingum County Recorder, said parcel being further described as follows:

Commencing at the northwest corner of Lot 1 of Balls Subdivision, as recorded in Plat Book 1, Page 123, and rerecorded in Plat Book 1, Page 186 of the Plat Records, said point being on the south line of Sharon Avenue;

Thence, North 56° 16' 36" West, 150.08 feet, along the south line of Sharon Avenue, passing 5/8" dia. iron pins found at 54.90 feet, and 106.56 feet, to a 5/8" iron pin found at the northwest corner of the Muskingum County Land Reutilization Corporation (0.103 acre) parcel, recorded in Volume 3165, Page 579 of the Official Records, said point also being the **True Point of Beginning** for the parcel herein described;

Thence, South 03° 59' 33" West, 119.00 feet, along the west line of said Muskingum County Land Reutilization Corporation (0.103 acre) parcel, to a 3/4" O.D. iron pipe found on the north line of the Delille Oxygen Company parcel, as recorded in Volume 2442, Page 142 of the Official Records;

Thence, North 55° 53' 37" West, 34.90 feet, along the north line of said Delille Oxygen Company parcel, to a 3/4" O.D. iron pipe found;

Thence, North 03° 53' 46" East, 118.85 feet, along an eastern line of said Delille Oxygen Company parcel, to a 5/8" dia. iron pin found on the south line of Sharon Avenue;

Thence, South 56° 16' 36" East, 35.00 feet, along the south line of Sharon Avenue, to the **True Point of Beginning**.

Containing 0.083 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.

All of Parcel Number 81-52-05-25-000

Bearings are based on the south line of Sharon Avenue being North 56° 16' 36" West, Ohio State Plane Grid, South Zone NAD83(2011).

This Description is based on a survey made under the direct supervision of Todd D. Willis in September 2025, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

DESCRIPTION
APPROVED

By: D.M. Barnhard
10-9-2025

OFFICE COPY
NOT RECORDABLE



PLAT OF SURVEY
MCLRC PARCEL

SITUATED IN THE NEW 4TH WARD, CITY OF ZANESVILLE,
MUSKINGUM COUNTY, STATE OF OHIO, U.S.M.L.

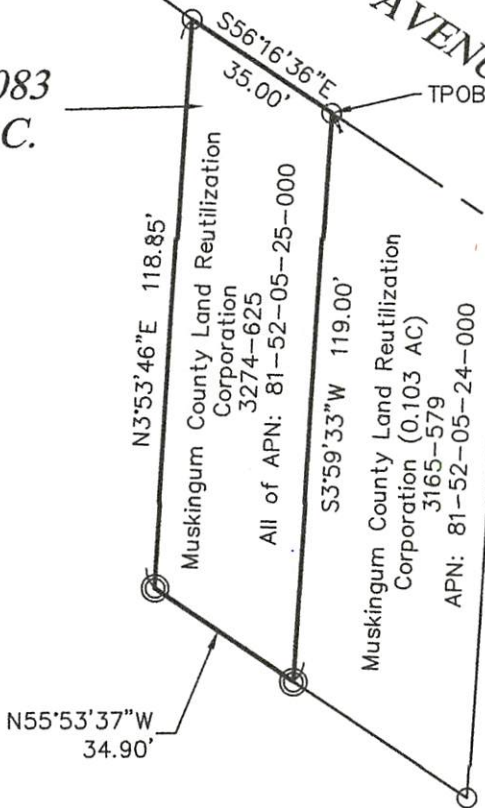


0.083
AC.

SHARON AVENUE

DESCRIPTION
APPROVED

By: D.M. Barnhard
10-9-2025

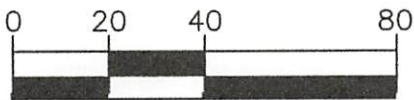


Delille Oxygen Company (10.700 AC)
2442-142
APN: 81-52-05-34-000

LOT 1

BALLS SUBDIVISION
PB 1, PG 123
RE- PB 1, PG 186

BAR SCALE



(IN FEET)
1 inch = 40 ft.

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NOT RECORDABLE
10-01-2025

PERTINENT RECORDS USED
Deeds & Plat as shown

LEGEND

- 5/8" Dia. Iron Pin Found
- ⊙ 3/4" O.D. Iron Pipe Found
- Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap
- Stamped Willis S-7996

BASIS OF BEARINGS

South line of Sharon Ave., being N 56° 16' 36" W,
Ohio State Plane Grid, South Zone, NAD83(2011)

I hereby certify that this plat represents a true and
accurate survey made under my direct supervision of
the parcel herein shown and all measurements were
made in accordance with Chapter 4733-37 of the
Ohio Administrative Code.



WES
WILLIS ENGINEERING & SURVEYING

12512 West Bank Dr
Millersport, OH 43046



Todd D. Willis, PS
Reg. No. S-7996
740-739-4030

PROJ. NO. 25212