

EXHIBIT A

RX 250 WD

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Rev. 06/09

Ver. Date 05/10/2023

PID 115989

PARCEL 9-WD MUS-376-5.09

ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED PROPERTY WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Muskingum, Township of Blue Rock in the northeast quarter of Section 20, Township 12, Range 12 of the Congress Lands East of the Scioto River and part of the land deeded, now or previously, to Bowen Franklin VanCooney, Jr. and Linda Lou VanCooney as Tract III in deed volume 811, page 156 of the Muskingum County Recorder's Office, known as part of Muskingum County Auditor's parcel number 06-42-01-14-000, lying on the right side of the centerline of State Route 376 as shown on the centerline plat for MUS-376-5.09 and further described as follows:

Commencing for reference at a 5/8-inch iron pin found (bent) at the northeast corner of lot 12, also being the southerly right of way line of North Street (49.5 feet wide) as shown on the Plat of Gaysport recorded in deed volume 17, page 432 of the Muskingum County Recorder's Office;

Thence along the southerly right of way line of North Street, also being State Route 376, formerly State Route 340, North 71 degrees, 02 minutes, 59 seconds West, 165.00 feet to the easterly right of way line of State Route 60, known as South River Road (60.00 feet wide) at the northwest corner of lot 11 of the Plat of Gaysport;

Thence along the northerly extension of the easterly right of way line of State Route 60, North 20 degrees, 06 minutes, 39 seconds East, 24.75 feet to a railroad spike found bent and reset at the centerline of North Street/State Route 376, at the southwesterly corner of the land deeded as Tract III to VanCooneys and the **Place of Beginning** of the parcel herein described, being station 1306+28.85;

Thence along the westerly line of the land deeded to VanCooneys, **North 20 degrees, 06 minutes, 39 seconds East, 24.75 feet** to an iron pin set at the northerly right of way line of North Street/State Route 376, 24.75 right of station 1306+28.32;