

EXHIBIT A

DESCRIPTION
0.085 ACRE PARCEL

Situated in the New 1st Ward, City of Zanesville, Muskingum County, State of Ohio, U.S.M.L. and being part of House Lot 100 of the Putnam House Lots of the Town of Springfield as recorded in Plat Book A-O, Page 2 of the Plat Records, and being all of the lands conveyed to the Muskingum County Land Reutilization Corporation in Volume 3081, Page 466 of the Official Records, all references are the Records of the Muskingum County Recorder, said parcel being further described as follows:

Commencing the northeast corner of said Lot 100, said point also being on the south line of Van Buren Street (66 feet wide);

Thence, South 88° 01' 19" West, 91.00 feet, along the south line of Van Buren Steet and north line of said Lot 100, to a 5/8" dia. iron pin found at the northwest corner of the JMP Holdings 232, LLC, 0.150 Acre parcel, as described in Volume 3067 at Page 867 of the Official Record;

Thence, South 01° 58' 41" East, 82.00 feet, along the west line of said JMP Holdings 232 LLC, parcel, to an iron pin set, said point also being the **True Point of Beginning** for the parcel herein described;

Thence, South 01° 58' 41" East, 50.00 feet, along the west line of said JMP Holdings 232 LLC, parcel, to a 5/8" dia. iron pin found on the north line of the Ralph Newton, Jr., 0.130 Acre parcel, as described in Volume 509, Page 586 of the Deed Records;

Thence, South 88° 01' 19" West, 74.00 feet, along the north line of said Newton, parcel, to an iron pin set on the east line of Woodlawn Avenue (66 feet wide);

Thence, North 01° 58' 41" West, 50.00 feet, along the east line of Woodlawn Avenue, to an iron pin set at the southwest corner of the Terry Tysinger, 0.079 Acre parcel, as described in Volume 994, Page 81 of the Deed Records;

Thence, North 88° 01' 19" East, 74.00 feet, along the south line of said Tysinger parcel, and south line of the John M. McFarland & Thomas O. Seevers, 0.062 Acre parcel, as recorded in Volume 1656, Page 600 of the Official Records, to the **True Point of Beginning**.

Containing 0.085 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 81-17-04-11-000

Bearings are based on 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 June 2022, Reg. Surveyor No. 7996.

Phone No. 740-739-4030, Willis Engineering & Surveying.

DESCRIPTION
APPROVED

By: MD 7-21-2022

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NOT RECORDABLE
7-14-2022

