

EXHIBIT A

DESCRIPTION
0.099 ACRE PARCELS

Situated in the New 1st Ward, City of Zanesville, Muskingum County, State of Ohio, U.S.M.L. and being part of Lot 2 and an abandoned 13 Foot Alley of Luke Walpole's Subdivision as recorded in Deed Book G, Page 366 of the Deed Records, and being all of the lands conveyed to the Muskingum County Land Reutilization Corporation in Volume 3034, Page 238 of the Official Records, all references are the Records of the Muskingum County Recorder, said parcel being further described as follows:

Commencing a 1" O.D. iron pipe found at the southeast corner of Lot 3 of said Luke Walpole's Subdivision, said point also being on the west line of Woodlawn Avenue, (66 feet wide)

Thence, North 02° 04' 10" West, 71.55 feet, along the west line of Woodlawn Avenue, to an iron pin set at the centerline of said abandoned Alley, said point being at the northeast corner of the 814, LLC, TRACT TWO, 0.27 Acre parcel, as described in Volume 2987 at Page 695 of the Official Records, said point also being the **True Point of Beginning** for the parcel herein described;

Thence, North 87° 50' 18" West, 64.23 feet, along the north line of said 814 LLC, parcel, to a 1/2" dia. iron pin found;

Thence, North 87° 59' 55" West, 75.96 feet, along the north line of said 814 LLC, parcel, to a 1/2" dia. iron pin found at the southeast corner of the Jeremy Allen Conrad, 0.163 Acre parcel, as recorded in Volume 2684 at Page 715 of the Official Records;

Thence, North 02° 13' 48" West, 28.70 feet, along the east line of said Conrad parcel, to an iron pin set;

Thence, South 89° 37' 51" East, 140.03 feet, along the south line of said Conrad parcel, (no clear title to this parcel of land, assumed to be conveyed to said Conrad), passing a 5/8" dia. iron pin found at 139.07 feet, to a point in the west line of Woodlawn Avenue;

Thence, South 02° 04' 10" East, 32.88 feet, along the west line of Woodlawn Avenue, to the **True Point of Beginning**.

Containing 0.099 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 81-18-02-13-000

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 January 2022, Reg. Surveyor No. 7996.

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

DESCRIPTION

APPROVED

By: RLH 3/2/22

OFFICE COPY

NOT RECORDABLE

