EXHIBIT A

DESCRIPTION
0.121 AC PARCEL

Situated in the New 1st Ward, City of Zanesville, Muskingum County, State of Ohio, U.S.M.L. and being Lot 1 of Shipps & Hearing 2nd Addition, as recorded in Plat Book 4, Page 139 of the Plat Records, and being all of the lands conveyed to the Muskingum County Land Reutilization Corporation in Volume 3034, Page 214 of the Official Records, all references are the Records of the Muskingum County Recorder, said parcel being further described as follows:

Commencing at a 3/4" O.D. iron pipe found at the northeast corner of said Lot 1, said point being on the west line of Wayne Avenue, (50 feet wide), said point also being the **True Point of Beginning** for the parcel herein described;

Thence, South 07° 03' 06" East, 38.20 feet, along the west line of Wayne Avenue, to an iron pin set at the northeast corner of Lot 2, of said Shipps & Hearing 2nd Addition;

Thence, North 89° 08' 25" West, 129.67 feet, along the north line of said Lot 2, to an iron pin set on the east line of an Alley (14 feet wide);

Thence, North 08° 12' 47" West, 43.99 feet, along the east line of said Alley, to an iron pin set on the south line of South Alley (15 feet wide);

Thence, South 86° 41' 58" East, 131.47 feet, along the south line of said South Alley, to the **True Point of Beginning**.

Containing 0.121 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 81-51-03-07-000

Bearings are based on the south line of South Alley being South 86° 41' 58" East, Ohio State Plane Grid, South Zone NAD83(2011).
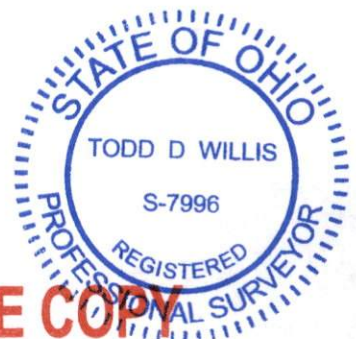
All Iron Pins Set are 5/8" dia. rebar x 30" long with Orange ID cap stamped "Willis S7996".

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

DESCRIPTION
APPROVED
By: _____ 3/3/2025

TODD D WILLIS
S-7996
STATE OF OHIO
PROFESSIONAL REGISTERED SURVEYOR

Todd J Wm
2-21-2025

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NOT RECORDABLE