

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 7/26/22

PID 111413

**PARCEL 4-WD
HOL-SOUTH WASHINGTON STREET SIDEWALKS
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
VILLAGE OF MILLERSBURG, HOLMES COUNTY, OHIO**

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 Holmes, Village of Millersburg, and being a part of the Northeast Quarter of Section 19, Township 9, Range 7,

Being part of Out Lot 83 conveyed to LJ Sinclair Properties, LLC. by Volume 243, Page 616 of Holmes County Official Records being on the left side of a centerline of right of way of United States Route 62, State Route 83 and South Washington Street, 50 foot right of way, project HOL-SOUTH WASHINGTON STREET SIDEWALKS and bounded and described as follows:

Beginning for the same at a 2 inch iron pipe found, known as the Southwest corner of the Northeast Quarter of Section 19;

Thence S 88° 14' 47" E, 518.50 feet along the quarter section line to a point in the centerline of right of way of South Washington Street, Station 1050+61.98;

Thence N 09° 46' 58" W, 297.30 feet along the centerline of right of way of South Washington Street to a point, station 1053+59.28, being the northeasterly corner of the lands conveyed to Millersburg MHP LLC (O.R.V-282, P-2586);

Thence N 88° 42' 41" W, 25.48 feet along the northerly line of said Millersburg MHP LLC lands to a point in the existing westerly right of way line of South Washington Street and a southeasterly corner of the lands conveyed to Millersburg MHP LLC (O.R.V-282, P-2589), being 25.00 feet left of and at right angles to centerline of right of way station 1053+64.17;

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Thence N 09° 46' 58" W, 31.37 feet along the existing westerly right of way line of South Washington Street and said Millersburg MHP LLC lands to a point being 25.00 feet left of and at right angles to centerline of right of way station 1053+95.54, the southeasterly corner of the Grantor's lands and the True Place of Beginning of the parcel herein described;

Thence with the following SIX courses:

- 1) **S 83° 30' 00" W, 5.01** feet along the Grantor's southerly line and the northerly line of said Millersburg MHP LLC lands to a capped iron bar set being 30.00 feet left of and at right angles to centerline of right of way station 1053+95.83;
- 2) **N 09° 46' 58" W, 54.17** feet to a MAG nail set being 30.00 feet left of and at right angles to centerline of right of way station 1054+50.00;
- 3) **N 80° 13' 02" E, 2.00** feet to MAG nail set being 28.00 feet left of and at right angles to centerline of right of way station 1054+50.00;
- 4) **N 09° 46' 58" W, 70.00** feet to a MAG nail set being 28.00 feet left of and at right angles to centerline of right of way station 1055+20.00;
- 5) **N 01° 15' 07" W, 20.22** feet to MAG nail set in the Grantor's easterly line, the existing westerly right of way line of South Washington Street and being 25.00 feet left of and at right angles to centerline of right of way station 1055+40.00;
- 6) **S 09° 46' 58" E, 144.46** feet along the Grantor's easterly line and the existing westerly right of way line of South Washington Street to the place of beginning and containing 0.012 of an acre, more or less.

The above described parcel being part of auditor's permanent parcel number 07-01682-000

Bearings are based upon Grid North of the Ohio State Plane Coordinate System, NAD83 (2011), North Zone.

This description was prepared and reviewed by Mark E. Purdy, P.S. No. 7307 and is based on a survey in 2020 by Shaffer, Johnston, Lichtenwalter & Associates, Inc. made for the Village of Millersburg.

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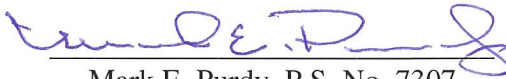
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The Stations are from the centerline of right of way of United States Route 62 as found on Right of Way Plan HOL-62-30.649.

Survey Recorded in Plat Vol. 19, Pg. 4793.


Mark E. Purdy, P.S. No. 7307



FILE DESCRIPTION
Holmes County Map Office
9/9/2022

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