

EXHIBIT A

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LPA RX 851 WD

Ver. Date 03/29/23

PID 115429

**PARCEL 30-WD
HOL-MOHICAN VALLEY TRAIL PHASE 1
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
HOLMES COUNTY BOARD OF COMMISSIONERS, 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, and Township of Knox, known as being a part of Northwest Quarter and Northeast Quarter of Section 19, Township 19N, Range 15W of the Congress Lands North of the Old Seven Ranges, and being part of Holmes County Parcel No. 10-00031-000, a 4.641 acre tract of land in the name of DOUGLAS E. CLINE AND TINA M. CLINE as described in O.R. 257, Page 4143, all records are on file in the Holmes County Recorder's Office, and being a tract of land lying on the left side of CR 23 (Wally Road) centerline of right of way, as shown on plans designated HOL-MOHICAN VALLEY TRAIL PHASE I on file with the Holmes County Engineer, and being more particularly described as follows:

Commencing at a 5/8" iron pin with a cap marked, "Bender – 4978," found at the Northwest Corner of the Northwest Quarter of said Section 19 and a northwest corner of a tract in the name of Kara Ila Tchoulakian et al. as recorded in O.R. 280, Page 5091, also being 142.21 feet right of centerline Station 11+47.81;

Thence North 85°04'01" East along the northerly line of said Section 19 and said Germann tract, a distance of 290.80 feet to a point being 30.00 feet right of centerline Station 14+13.43, on the southerly right of way line of said CR 23, a tract in the name of Holmes County Board of Commissioners as recorded in O.R. 277, Page 5981, said point being referenced by a 5/8" iron pin with cap marked, "Rudolph – 6449," found 29.90 feet right of centerline Station 14+13.68;

Thence North 85°04'01" East along the northerly line of said Section 19 and through said right of way, a distance of 170.24 feet to point being 30.00 feet left of centerline Station 15+72.75, and on a northerly line of said right of way and a southwesterly corner of a tract of land in the

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name of Richard Germann as recorded in O.R. 220, Page 173, said point referenced by a 5/8" iron pin with cap marked, "Rudolph – 6449," found 30.14 feet left of centerline Station 15+73.00;

Thence 1351.61 feet with a curve along said northerly right of way line, the southerly line of said Germann tract and the southerly line of a tract of land in the name of Peggy J. Claes, Trustee as described in O.R. 274, Page 1756, curving to the left with a radius of 5700.00 feet, a delta angle of 13°35'10" and whose chord bears South 81°53'15" East, a distance of 1348.44 feet to a point being 30.00 feet left of centerline Station 29+31.48, referenced by an iron pin with cap marked, "Baker Surveying LLC," found 30.07 feet left of centerline Station 29+31.41;

Thence 170.07 feet along said northerly right of way line, being the southerly line of said Claes tract and the southerly line of said Grantor's 4.641 acre tract, curving to the left with a radius of 2835.00 feet, a delta angle of 3°26'14" and whose chord bears North 89°36'03" East, a distance of 170.05 feet to a point at the intersection of said northerly right of way line and the easterly right of way line of CR 230 (40' R/W), being 30.00 feet left of centerline Station 31+03.35 and being the **TRUE PLACE OF BEGINNING** for the tract of land herein being described;

Thence North 57°05'34" West, with said easterly right of way line, a distance of 54.63 feet to an iron pin set 61.00 feet left of centerline Station 30+57.64;

Thence through said Grantor's tract, the following seven (7) courses:

1. South 75°16'34" East, a distance of 86.62 feet to an iron pin set 36.00 feet left of centerline Station 31+42.00;
2. North 86°12'56" East, a distance of 131.34 feet to an iron pin set 35.00 feet left of centerline Station 32+75.00;
3. South 05°33'02" East, a distance of 3.00 feet to an iron pin set 32.00 feet left of centerline Station 32+75.00;
4. With a curve to the left having an arc length of 449.76 feet, a radius of 2833.00 feet, a delta angle of 9°05'46" and whose chord bears North 79°54'05" East, a distance of 449.29 feet to an iron pin set 32.00 feet left of centerline Station 37+29.84;
5. North 75°21'12" East, a distance of 40.66 feet to an iron pin set in the Quarter Section line of said Section 19, being 32.00 feet left of centerline Station 37+70.49;

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6. North 75°21'12" East, a distance of 79.51 feet to an iron pin set 32.00 feet left of centerline Station 38+50.00;
7. North 67°58'49" East, a distance of 133.06 feet to an iron pin set in the southwesterly line of a tract of land in the name of Aaron D. Stacy and Krista L. Andre, as described in O.R. 246, Page 3264, said point being 53.33 feet left of centerline Station 39+78.03;

Thence South 63°26'49" East, with said southwesterly line, a distance of 16.92 feet to the southwesterly corner of said Stacy and Andre tract, being 43.24 feet left of centerline Station 39+91.17 and referenced by a 7/8" iron pin found 43.30 feet left of centerline Station 39+91.15;

Thence South 62°15'39" West, with the southeasterly line of said Grantor's tract, a distance of 44.99 feet to a point in the northerly right of way of C.R. 23, being 30.00 feet left of centerline Station 39+49.24 and referenced by a 5/8" iron pin found 30.19 feet left of centerline Station 39+49.29;

Thence with said northerly right of way line and the southerly line of said Grantor's 4.641 acre tract, the following 3 courses:

1. 81.31 feet curving to the left with a radius of 1462.00 feet, a delta angle of 3°11'12", and whose chord bears South 76°56'48" West, a distance of 81.30 feet to a point 30.00 feet left of centerline Station 38+69.59 and referenced by a 5/8" iron pin and cap "Baker Surveying LLC" found 30.13 feet left of centerline Station 38+69.56;
2. South 75°21'12" West, a distance of 139.75 feet to a point 30.00 feet left of centerline Station 37+29.84 and referenced by a 5/8" iron pin stamped "Baker Surveying LLC" found 30.16 feet left of centerline Station 37+29.81;
3. 619.93 feet curving to the right with a radius of 2835.00 feet, a delta angle of 12°31'44", and whose chord bears South 81°37'04" West, a distance of 618.70 feet to the **TRUE PLACE OF BEGINNING**.

The above described area contains 0.098 acres, more or less, of which the present road occupies 0.000 acres, more or less, which is part of Holmes County Auditor Permanent Parcel Number 10-00031-000.

Bearings for this description are based on Ohio State Plane Coordinates, North Zone, NAD 83 (2011) Datum as established utilizing a GPS survey performed in March 2022.

Iron pins set at 5/8" rebar, 30" long with a yellow cap stamped "BATTIG 8708".

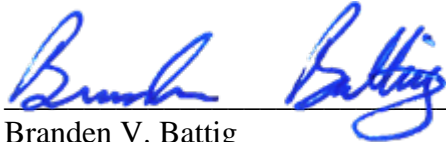
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This description is based on an actual field survey performed in March 2022 and was created under the direction and supervision of Branden V. Battig, Registered Surveyor No. S-8708



3/29/2023

Branden V. Battig

Date

Registered Surveyor No. S-8708



Survey Recorded in Plat Vol. 2, Page 642.

Parcel Number: 1000031002

FILE DESCRIPTION
Holmes County Map Office
4/5/2023

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