

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 03/30/23

PID 115429

**PARCEL 28-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 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. 10-00096-000, a 4.335 acre tract of land in the name of PEGGY J. CLAES, TRUSTEE AND/OR SUCCESSOR TRUSTEE(S) OF THE PEGGY J. CLAES REVOCABLE TRUST DATED APRIL 23, 2020 as described in O.R. 274, Page 1756, 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 through the Right of Way of said CR 23, a distance of 461.04 feet to point being 30.00 feet left of centerline Station 15+72.75, and in the northerly Right of Way line of said CR 23 and a southerly line of a tract in the name of Richard Germann as recorded in OR 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 419.04 feet along said northerly right of way line and with the southerly lines of said Germann tract and said Grantor's 4.335 acre tract, curving to the left with a radius of 5700.00

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feet, a delta angle of 04°12'44" and whose chord bears South 77°12'01" East, a distance of 418.95 feet to an iron pin set 30.00 feet left of centerline Station 19+94.00 and being the **TRUE PLACE OF BEGINNING** for the tract of land herein described;

Thence leaving said northerly right of way line and through said Grantor's 4.335 acre tract for the following eighteen (18) courses:

1. North 76° 07' 09" East, a distance of 43.62 feet to an iron pin set 48.00 feet left of centerline Station 20+34.00;
2. South 79° 45' 05" East, a distance of 8.92 feet to an iron pin set 48.00 feet left of centerline Station 20+43.00;
3. South 13° 39' 14" East, a distance of 16.40 feet to an iron pin set 33.00 feet left of centerline Station 20+49.67;
4. South 80° 44' 05" East, a distance of 173.32 feet to an iron pin set 33.00 feet left of centerline Station 22+24.00;
5. North 08° 23' 37" East, a distance of 16.00 feet to an iron pin set 49.00 feet left of centerline Station 22+24.00;
6. South 81° 41' 11" East, a distance of 15.86 feet to an iron pin set 49.00 feet left of centerline Station 22+40.00;
7. South 60° 59' 05" East, a distance of 44.66 feet to an iron pin set 33.00 feet left of centerline Station 22+82.00;
8. South 83° 17' 10" East, a distance of 218.72 feet to an iron pin set 33.00 feet left of centerline Station 25+02.00;
9. North 05° 36' 50" East, a distance of 12.00 feet to an iron pin set 45.00 feet left of centerline Station 25+02.00;
10. South 84° 30' 04" East, a distance of 22.82 feet to an iron pin set 45.00 feet left of centerline Station 25+25.00;
11. South 05° 23' 02" West, a distance of 12.00 feet to an iron pin set 33.00 feet left of centerline Station 25+25.00;

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12. South 85° 44' 27" East, a distance of 223.69 feet to an iron pin set 33.00 feet left of centerline Station 27+50.00;
13. South 87° 45' 09" East, a distance of 176.31 feet to an iron pin set 33.00 feet left of centerline Station 29+27.34;
14. North 11° 04' 19" West, a distance of 15.36 feet to an iron pin set 48.00 feet left of centerline Station 29+24.00;
15. North 81° 58' 58" East, a distance of 24.95 feet to an iron pin set 52.00 feet left of centerline Station 29+49.00;
16. South 09° 13' 53" East, a distance of 19.30 feet to an iron pin set 33.00 feet left of centerline Station 29+52.46;
17. South 89° 50' 45" East, a distance of 73.73 feet to an iron pin set 33.00 feet left of centerline Station 30+27.05;
18. South 57° 05' 34" East, a distance of 5.43 feet to a point and the intersection of the westerly right of way line of CR 230 (40' RW) and the northerly right of way of said CR23 said point being 30.00 feet left of centerline Station 30+31.63;

Thence 99.10 feet along a northerly right of way line curving to the right with a radius 2835.00 feet and delta angle of 02°00'10" and whose chord bears North 89° 40' 55" West, a distance of 99.10 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 left of centerline Station 29+31.41;

Thence 932.57 feet along said northerly right of way line curving to the right with a radius of 5700.00 feet and delta angle of 9°22'27" and whose chord bears North 83° 59' 36" West, a distance of 931.53 feet to the **TRUE PLACE OF BEGINNING**.

The above described area contains 0.121 acres more or less, of which present road occupies 0.000 acres, more or less which is part of Holmes County Auditor Permanent Parcel Number 10-00096-000.

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



Branden V. Battig
Registered Surveyor No. S-8708

3/29/2023

Date



Survey Recorded in Plat Vol. 2, Page 641.

Parcel Number: 1000096001

FILE DESCRIPTION
Holmes County Map Office
4/5/2023

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