

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 03/22/23

PID 115429

**PARCEL 25-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. 10-00078-003, a 0.194 acre tract of land in the name of RICHARD GERMANN as described in O.R. 220, Page 173, 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 Tchoulakian 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 southerly line of said Germann tract, said point

EXHIBIT A

LPA RX 851 WD

Rev. 06/09

referenced by a 5/8" iron pin with cap marked, "Rudolph – 6449," found 30.14 feet left of centerline Station 15+73.00;

Thence 184.28 feet along said northerly right of way line being the southerly line of said Germann tract, curving to the left with a radius of 5700.00 feet, a delta angle of 01°51'09" and whose chord bears South 76°01'14" East, a distance of 184.27 feet to an iron pin set 30.00 feet left of centerline Station 17+58.00 and being the **TRUE PLACE OF BEGINNING** for the tract of land herein described;

Thence leaving said northerly right of way line and continuing through said Grantor's tract for the following three (3) courses:

1. North 13° 03' 12" East, a distance of 14.00 feet to an iron pin set 44.00 feet left of centerline Station 17+58.00;
2. South 77° 03' 42" East, a distance of 22.82 feet to an iron pin set 44.00 feet left of centerline Station 17+81.00;
3. South 12° 49' 24" West, a distance of 14.00 feet to an iron pin set in said northerly right of way line being 30.00 feet left of centerline Station 17+81.00;

Thence 22.88 feet along said northerly right of way line curving to the right with a radius of 5700.00 feet and delta angle of 0°13'48" and whose chord bears North 77° 03' 42" West, a distance of 22.88 feet to the **TRUE PLACE OF BEGINNING**.

The above described area contains 0.007 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 10-00078-003.

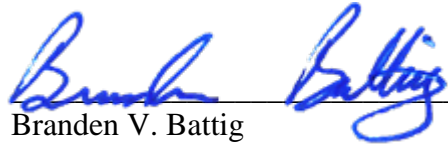
Bearings for this description are based on Ohio State Plane Coordinates, North Zone, NAD 83 (2011) Datum as established utilizing a GPS survey performed in March 2022.

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

EXHIBIT A

LPA RX 851 WD

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 640.

Parcel Number: 1000078005

FILE DESCRIPTION
Holmes County Map Office
4/5/2023

3 of 3