

EXHIBIT "A"

LEGAL DESCRIPTION

FILED
COURT OF COMMON PLEAS
TUSCARAWAS COUNTY, OHIO

2019 MAY 30 PM 3:47

JEANNE M. STEPHEN
CLERK OF COURTS

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio
Being a part of a tract of 1.366 acres conveyed by Frank C. and Anna C. Gopp to Ralph Feightling and Mary B. Feightling, and being located in the First Quarter of Township #8, Range #2 of the United States Military Lands, more fully described as follows, to-wit:

Beginning at a point on the east line of Amanda Kaldenbaugh's Addition to New Philadelphia, south 26 deg. 19 min. east 15 feet distant from a stone monument at the northeast corner of said addition;

Thence north 73 deg. 15 min. east 312.40 feet to the middle of Beaver Dam Creek;

Thence with the middle of said creek south 10 deg. 44 min. east 49.70 feet;

Thence leaving said creek south 73 deg. 15 min. west 299 feet to the east line of said addition;

Thence with said line north 26 deg. 19 min. west 50 feet to the place of beginning, containing 0.346 acres. Also the right to use a strip 15 feet wide lying north of and adjoining the north line of the above described tract for ingress and egress.

SAVING AND EXCEPTING FROM THE DESCRIBED PREMISES ABOVE THE FOLLOWING PREMISES THEREOF:

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

Being a part of the First Quarter of Township 8 Range 2, more fully described as follows: Beginning at a stone at the northeast corner of Kaldenbaugh's Addition to said city;

Thence south 23 deg. 01 min. east 15.0 feet to a point on the east line of said addition at the northwest corner of a 0.346 acre tract owned by John Joseph and Pauline Gaier;

Thence north 76 deg. 33 min. east, 221.6 feet to an iron pin on the north line of said 0.346 acre tract, said point being the true place of beginning of the tract hereby to be conveyed;

Thence north 76 deg. 33 min. east 90.7 feet to a point in Beaver Dam Creek at the southeast corner of said 0.346 acre tract;

Thence south 7 deg. 21 min. east 49.6 feet to a point in Beaver Dam Creek at the northeast corner of said 0.346 acre tract;

Thence south 76 deg. 33 min. west 88.2 feet to an iron pin on the south line of said 0.346 acre tract, said point being situated north 76 deg. 33 min. east 210.5 feet to a stake at the southwest corner of said 0.346 acre tract;

Thence north 10 deg. 15 min. west 49 .3 feet to the true place of beginning, containing 0.10 acre. (Being a portion of the tract of land conveyed to John Joseph and Pauline Gaier and recorded in Tuscarawas County Deed Records, Vol. 265, page 592.)

TRACT NO. 2:

Situated in the City of New Philadelphia, County of Tuscarawas and State of Ohio:

Being located in the First Quarter of Township 8, Range 2, and being a part of a 1.02 acre tract described in Vol. 250 at page 68 of the Tuscarawas County Deed Records, the part hereby conveyed being more fully described as follows:

Beginning at the northwest corner of the 1.02 acre tract, said point being located north 23 deg. 01 min. west, 119.4 feet from the intersection of the west line of the 1.02 acre tract with the north line of Forbes Street in said City;

Thence from said beginning and with the north line of the 1.02 acre tract, north 76 deg. 33 min. east 210.5 feet to an iron pin at the northwest corner of a 0.38 acre tract;

Thence with the west line thereof South 10 deg. 15 min. east 20.03 feet;

Thence leaving said line by a line parallel to the north line of the 1.02 acre tract south 76 deg. 33 min. west 206.02 feet to the west line of said tract; Thence with said line north 23 deg. 01 min. west 20.28 feet to the place of beginning, containing 0.096 acres more or less.

Said premises are subject to an easement for water line to the City of New Philadelphia, Ohio, dated June 14, 1957, deed record 285 page 395 as to Tract No. 1 and deed record 285 page 398 as to Tract No. 2.

Permanent Parcel Number: 43-05692-000

More commonly known as: 566 Ray Avenue NE Rear, New Philadelphia, OH 44663

Prior Deed: Volume 1221, Page 1396