

Legal Description

Exhibit A

2020 NOV -4 AM 8:33

Situated in the Township of Scioto, County of Pickaway, State of Ohio

Situate in the State of Ohio, County of Pickaway, and Scioto Township Virginia Military Survey Number 1189, and being a part of Lot Number One (1), of MONST SUBDIVISION SECTION NUMBER 2, Plat Book 7, Page 141, and also being a part of 9.86 acre Parcel (Parcel II), Parcel Number L27-0-001-00-572-13 as conveyed to Kathleen M. Estep in Official Record Volume 581, Page 2045 Recorder's Office, Pickaway County, Ohio, and being more particularly described as follows:

Commencing for reference at the centerline intersection of Borrer Road (County Highway 140) and Tina Court (Township Road 326); Thence North $88^{\circ} 19' 30''$ East with the centerline of Tina Court, (60 foot right-of-way) for a distance of 550.50 feet to a point. Thence North $01^{\circ} 31' 38''$ West for a distance of 50.00 feet to the centerline of Tina Court. Thence North $14^{\circ} 41' 07''$ West leaving said Court, for a distance of 80.00 feet to an iron pin found at the Southeast corner of Parcel I (9.832 acre parcel) and the Southwest corner of Parcel II in Official Record Volume 581, Page 2045. Said iron pin being THE POINT OF BEGINNING of the hereon described parcel:

Thence North $08^{\circ} 00' 00''$ East along the East line of Parcel I, and leaving said Tina Court, for a distance of 17.05 feet to an iron pin set; Thence on a curve to the right, having a Radius of 95.95 feet, a Delta of $74^{\circ} 26' 26''$, and a Chord Bearing and Distance of South $63^{\circ} 32' 08''$ East 116.08 feet to an iron pin set; Thence North $88^{\circ} 19' 30''$ East for a distance of 450.80 feet to an iron pin set; Thence North $02^{\circ} 00' 00''$ West for a distance of 305.01 feet to an iron pin set; Thence North $88^{\circ} 00' 00''$ East for a distance of 55.00 feet to an iron pin set;

Thence North $02^{\circ} 00' 00''$ West for a distance of 210.00 feet to an iron pin found at the Southwest corner of 2.245 acre tract (Parcel Number L27-0-001-00-572-13) said pin being 0.07 feet North and 0.21 feet East; Thence North $88^{\circ} 19' 30''$ East with the Southeast line of said 2.245 acre tract, for a distance of 379.58 feet to an iron pin found at the original Northeast corner of Lot Number One (1) said pin being 0.09 feet North; Thence South $02^{\circ} 00' 00''$ East with the East line of Lot Number 1, for a distance of 575.32 feet to an iron pin found at the Southeast corner of Lot Number 1;

Thence South $88^{\circ} 19' 30''$ West with the South line of Lot Number 1, for a distance of 894.60 feet to an iron pin found on the East right-of-way of Tina Court (Passing an iron pin at 378.39 feet); Thence on a curve to the left, having a Radius of 80.00 feet, a Delta of $117^{\circ} 21' 02''$, and a Chord Bearing and Distance of North $45^{\circ} 54' 18''$ West 163.85 feet to the THE POINT OF BEGINNING of the herein described parcel;

Said property contains 6.138 acres, more or less, leaving 3.722 acres; Subject to covenants, easements, rights-of-way and restrictions of record.

This description was prepared by Team Fishel Surveying, LLC and is based on an actual field survey done in June of 2006. The basis of bearings is based upon the South line of Lot Number One (1), Monst Subdivision Section No. 2, Plat Book 7, Page 141, and is called South 88° 19' 30" West. All iron pins set are 5/8 inch by 30 inches long with plastic identification cap stamped "Team Fishel Surveying". A copy of this survey plat can be obtained at the Pickaway County Engineers Map Room Office.

Property Address: 6052 Tina Court, Orient, OH 43146

Parcel No.: L2700010057213