

EXHIBIT "A"
LEGAL DESCRIPTION

DESCRIPTION APPROVED
TERRY D. LVELY, P.S., P.E.
BELMONT COUNTY ENGINEER
BY *[Signature]*
DATE 108-11-21

Legal Description for 709 S. Fourth Street, Martins Ferry
Auditor Parcel 24-02068.000-274-B and 24-02068.00-275-B
0.0916 Acres

All that certain lands situated in the State of Ohio, County of Belmont and the City of Martins Ferry. Being part of Lot 275 of Daniel Zanes Addition to Martinsville as recorded in Cabinet B, Slide 49-1 of the Belmont County Plat Records.

Auditor Parcels 24-02068.000-274-B and 24-02068.000-275-B as conveyed to Kurt Heslop as Tract I and II by deed recorded in Volume 267, Page 517 of the Belmont County Record of Deeds, being further bounded and described as follows:

Commencing at a 5/8" iron pin found an angle in the Northwesterly right of way of Fourth Street (60 feet wide) and the Northeast corner of Lot 276 common with the Southeasterly corner of Lot 275 of Daniel Zanes Addition to Martinsville as recorded in Cabinet B, Slide 49-1 of the Belmont County Plat Records and being the Point of Beginning of the Parcel herein described.

Course Number 1: Thence North 45° 00'00" West along a Northeasterly line of said Lot 276 parcel, also being the Northeasterly line of a 0.06 Acre parcel conveyed to Kurt Heslop as Tract III by deed recorded in Volume 267, Page 517 of the Belmont County Record of Deeds, a distance of 80.86 feet to a 1/2" iron pipe found at a Southerly corner of a 8,000 square foot parcel conveyed to Earl N. Brown, Jr. as "Parcel Two" by deed recorded in Official Records Volume 192, Page 805 of the Belmont County Record of Deeds;

Course Number 2: Thence North 46° 31'24" East along a Southeasterly line of said parcel conveyed to Earl N. Brown, Jr., a distance of 42.96 feet to a 3/4" iron pin found;

Course Number 3: Thence North 89° 29'38" East along a Southerly line of said parcel conveyed to Earl N. Brown, Jr., a distance of 9.91 feet to a 5/8" by 30" iron pin set and capped;

Course Number 4: Thence South 45° 00'00" East along a Southwesterly line of said parcel conveyed to Earl N. Brown, Jr. and a Southwesterly line of a 0.071 Acre parcel conveyed to James Andrew Honick, Jr. by deed recorded in Official Records Volume 7, Page 839 of the Belmont County Record of Deeds, a distance of 72.96 feet to a 5/8" iron pin found on said Northwesterly right of way of Fourth Street;

Course Number 5: Thence South 45° 12'48" West along said Northwesterly right of way of Fourth Street, a distance of 50.02 feet to the Point of Beginning and containing 3,992 Square Feet or 0.0916 Acres of land more or less, as surveyed and described by Scott J. Casey, Professional Surveyor Number 8219 on June 24th of 2021 and being subject to all legal highways, easements, reservations or restrictions of record.

Bearings are based on the Northeasterly line of Lot No. 276 (North 45° 00'00" West) as shown in O.R. 192, Page 805 of the Belmont County Record of Deeds.

All iron pins set are 5/8" diameter by 30" long rebar with plastic identification caps reading "Casey, P.S. 8219".

Based on an actual field survey performed by:

Scott Casey, P.S. for: Exacta Ohio, 1500 W 3rd Street, MZ130, Cleveland, OH 44113
216-751-9000