

Exhibit "A"
Property Description

Situated in the County of Fairfield, in the State of Ohio and in the Village of Carroll, Greenfield Township and bounded and described as follows:

Known and distinguished as being Lots Six (6) and Seven (7) in the Mabel Stahl Addition to the Village of Carroll as located in Section Number Seven (7), Township Fifteen (15), Range Nineteen (19), Fairfield County, Ohio, and as numbered and delineated on the recorded plat thereof, recorded in Plat Book 7, Page 7, in the Recorder's Office of Fairfield County, Ohio.

LESS AND EXCEPT

The lands herein described are situated in State of Ohio, Fairfield County, Ohio; Village of Carroll; Township of Greenfield, Section 7, Range 19 West, Township 15 North and is a part of Lots 6 & 7 in Mabel Stahl Addition as recorded in Plat Book 7, page 7, owned by William F. Meade Jr. as recorded in Official Record Book 1405 page 793 and being more particularly described as follows:

PARCEL NO. 29-WL

Being a parcel of land lying on the left side of the centerline of survey of U.S. 33 made by the Ohio Department of Transportation, as shown on file in plans Fai-33-5.60 at the District 5 office of the Ohio Department of Transportation, Jacksontown, OH and being located within the following described points in the boundary thereof: Beginning at a point at the southwest corner of Lot 6 of the Mabel Stahl Addition, also being the northwest corner of Lot 5 of the Mabel Stahl Addition, said point being located 91.72 feet left of centerline station 49+34.15 of the centerline of survey and construction, U.S. 33 and being the TRUE POINT OF BEGINNING: Thence, along the westerly line of Lot 6, North 42 degrees 51 minutes 26 seconds West a distance of 199.68 feet to a point on the southerly property line of 70 High Street, LLC (OR 1600/174), said point being located 94.21 feet left of centerline station 47+32.52 of the centerline of survey & construction, U.S. 33;

Thence, along said property line, North 49 degrees 40 minutes 45 seconds East a distance of 40.83 feet (passing an existing $\frac{3}{4}$ " iron pin with ODOT cap at 18.72 feet, said pin being located 112.91 feet left of centerline station 47+33.39) to a set iron pin on the proposed Limited Access Right of Way line, said pin being located 135.00 feet left of centerline station 47+34.43 of the centerline of survey & construction, U.S. 33;

Thence, along the proposed Limited Access Right of Way line, South 40 degrees 24 minutes 26 seconds East a distance of 99.74 feet to a set iron pin, said pin being located 130.00 feet left of centerline station 48+35.44 of the centerline of survey & construction, U.S. 33;

Thence, continuing along the proposed Limited Access Right of Way line, South 38 degrees 08 minutes 09 seconds East a distance of 99.81 feet to a set iron pin on the northerly property line of Betty Kilby (DV 532/423), said pin being located 120.00 feet left of centerline station 49+36.07 of the centerline of survey & construction, U.S. 33;

Thence, along said property line, South 49 degrees 40 minutes 08 seconds West a distance of 28.34 feet (passing an existing $\frac{3}{4}$ " iron pin with ODOT cap at 8.25 feet, said pin being located 111.77 feet left of centerline station 49+35.51) to the POINT OF BEGINNING.

It is understood that the above described area contains a total of 0.163 acres more or less, including the present road which occupies 0.089 acres, more or less, further described as being 0.074 acres, more or less, including the present road which occupies 0.045 acres, more or less, to be deleted from the value of Auditor's Parcel Number 016-01473-00 and 0.089 acres, more or less, including the present road which occupies 0.044 acres, more or less, to be deleted from the value of Auditor's Parcel Number 016-01474-00.

All set iron pins are $\frac{3}{4}$ " x 30" rebars with aluminum caps inscribed "O.D.O.T. R/W District 5". All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, N.A.D. 83 as established by GPS measurements in 2013.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Ohio Department of Transportation, Columbus Ohio.

Permanent Parcel Number: 01-601473-00 and 01-601474-00
More commonly known as: 72 & 74 High Street, Carroll, OH 43112

Prior Deed: OR Book 1405, Page 793

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS.

BY CEC DATE 11/14/2022
016-01473.00
016-01474.00