

EXHIBIT A

LEGAL DESCRIPTION

Situated in the City of Pataskala, County of Licking, State of Ohio, and being a part of the Northwest Quarter of Section 15, Township 1N, Range 15W, of the United States Military Lands, and being more particularly described as follows:

Being a Survey of a part of a 5.147 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., as recorded in Instrument No. 2018-09040018385, in the Licking County Deed Records, and being part of Auditor's P.P.N. 63-141762-00.006, and further described as follows:

Commencing at a found Franklin County Monument at the intersection of the centerlines of Havens Corners Road (Right of Way width varies) and Dixon Road (60' Wide Right of Way), being on the West line of the City of Pataskala, Licking County, also being the East line of the City of Reynoldsburg, Franklin County.

Thence, N. 03° 31' 57" E 238.03 feet with the West line of the City of Pataskala-Licking County within Dixon Road, to the Principle Place of Beginning of the 2.447 Acre parcel herein to be described;

Thence N 03° 31' 57" E 234.64 feet continuing with the West line of the City of Pataskala-Licking County within Dixon Road and said parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the East line of the City of Reynoldsburg-Franklin County, to the Southwest corner of a 7.000 Acre parcel conveyed to Countrytyme Land Specialists, as recorded in Instrument No. 2018-09040018385;

Thence, S 85° 53' 34" E 454.23 feet leaving Dixon Road with the North line of said 5.147 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the South line of said 7.000 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., to an iron pin set on the West line of a 5.108 Acre parcel conveyed to Countrytyme Realty, LLC, as recorded in Instrument No. 2018-09040018485, and passing over an iron pin set at 40.00 feet;

Thence, S 03° 33' 20" W 234.64 feet with the East line of said 5.147 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, the same being the West line of said 5.108 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., to an iron pin set;

Thence, N 85° 53' 34" E. 454.13 feet with a line across said 5.147 Acre parcel conveyed to Countrytyme Land Specialists, Ltd., of which this description is a part, to the Principle Place of Beginning, passing over an iron pin set at 414.13 feet, and containing 2.447 Acres, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.

The bearings of the above description are based on the West line of the City of Pataskala-Licking County, the same being the East line of the City of Reynoldsburg-Franklin County, as being N-03° 31' 57" E, and is an assumed Meridian used to denote angles only.

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description is based on an actual field survey by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in May of 2018.

Property commonly known as: 5037 Dixon Road SW, Pataskala, OH 43062

Permanent Parcel Number: 063-141762-00.006

Prior Deed Reference: Instrument No. 201911040024283

END OF LEGAL DESCRIPTION

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input type="checkbox"/>	CONDITIONAL <input checked="" type="checkbox"/>
APPROVED BY:	<i>JM</i>
DATE:	03-06-23

Poor Bearing