

## EXHIBIT A

### LEGAL DESCRIPTION

Situated in the Township of Lawrence, County of Lawrence and State of Ohio, being a part of Sections 14 and 23, Township 3 North, Range 17 West, and being more particularly bounded and described as follows:

Beginning for reference at the intersection of the centerline of Ohio State Route No. 217 with the line between Sections 14 and 23, Township 3 North, Range 17 West, being located in the lands now owned by the State of Ohio (Department of Transportation), (D.V. 675, Pg. 318; Parcel No. 1-WD) and being located 0.00 feet left of centerline station 32+0.496 for Project No. LAW-217-2.32 as shown on the right-of-way plans for PID No. 91523; thence, South 79° 33' 36" West 128.45 feet to a corner common to the lands now owned by Brenton E. Mannon, et ux, (D.V. 584, Pg. 204) and being located 0.00 feet left of centerline station 30+76.07, and marking the true Point of Beginning, having a coordinate value of N. 200,614.23 and E. 1,962,526.44; thence, leaving the lands of the said State of Ohio, and with the centerline of the said Route No. 217, as follows, with a curve to the right, having a radius of 441.68 feet, and an arc length of 3.27 feet, the long chord of which bears:

South 88° 08' 00" West 3.27 feet; thence;

South 88° 20' 44" West 58.60 feet; thence, leaving the centerline of the said Route No. 217, and severing the lands of the said Mannon, et ux, as follows: North 16° 50' 01" East, passing a 5/8" reinforcing rod with a yellow plastic cap stamped "R.L. Eastham RPS 6026" (set), at 26.35 feet, in all 255.91 feet to a 5/8" reinforcing rod with a yellow plastic cap stamped "R.L. Eastham RPS 6026" (set); thence,

South 61° 21' 01" East 170.96 feet to a 5/8" reinforcing rod with yellow plastic cap stamped "R.L. Eastham RPS 6026" (set); thence,

South 64° 01' 28" East 95.92 feet to an iron pin with an aluminum cap stamped "ODOT R/W PS NO. 7900 GPD GROUP" (found) marking the corner common to the lands of the said State of Ohio, and being located 30.00 feet left of and radial to centerline station 33+60.90; thence, with the lands of the said State of Ohio, as follows:

South 74° 08' 22" West 58.16 feet to a 5/8" reinforcing rod with a yellow plastic cap stamped "R.L. Eastham RPS 6026" (set), and being located 44.78 feet left of and radial to centerline station 33+02.23; thence,

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LAWRENCE COUNTY ENGINEER  
DATE: 5-19-2023  
BY: PAUL R

South 65° 24' 50" West 47.76 feet to an iron pin with an aluminum cap stamped "ODOT R/W PS NO. 7900 GPD GROUP" (found), and being located 47.43 feet left of and radial to centerline station 32+50.96; thence,

South 74° 52' 34" West 96.14 feet to an iron pin with an aluminum cap stamped "ODOT R/W PS NO. 7900 GPD GROUP" (found), and being located 51.84 feet left of and radial to centerline station 31+42.49; thence,

North 84° 20' 10" West 38.41 feet to an iron pin with an aluminum cap stamped "ODOT R/W PS NO. 7900 GPD GROUP" (found), and being located 60.87 feet left of and radial to centerline station 30+99.81; thence, South 30° 33' 54" West 37.31 feet to a 5/8" reinforcing rod with a yellow plastic cap stamped "R.L. Eastham RPS 6026" (set), and being located 30.00 feet left of and radial to centerline station 33+02.23; thence,

South 01° 39' 10" East 30.00 feet to the true Point of Beginning, containing 0.72 acre, more or less, as surveyed under the direct supervision of Ronald L. Eastham, Ohio Registered Surveyor No. 6026, on June 10, 2014, as shown on the attached plat and made a part of this description.

This survey is based on the Ohio State Coordinate System, South Zone, NAD '83, U.S. Survey feet.

The above described tract is part of the same land as that described in a Deed from Paul David Dilley, single, to Brenton E. Mannon and Rebecca J. Mannon, husband and wife, dated January 13, 1994, and recorded in Deed Volume 584, Page 204, in the Office of the Recorder of Lawrence County, Ohio.

And being a part of the Auditor's Tax Parcel Nos. 11-016-1100.000 (0.68 ac.) and 11-023-0300-001 (0.04 ac).

This survey does not constitute a Title Search by the Surveyor. No Title Commitment was provided. This survey is subject to all restrictions, reservations, right-of-ways, easements, utilities, covenants, exceptions, conveyances, leases and exclusions previously imposed and appearing of record, and those not of record.

Property commonly known as: 2295 St RT 217, Kitts Hills, OH 45645

Permanent Parcel Number: 11-016-1100.002, 11-023-0300.003

Prior Deed Reference: Volume 584, Page 204

**END OF LEGAL DESCRIPTION**