

# **Exhibit A**

## **Legal Description**

Situated in the Township of Florence, County of Williams and State of Ohio and being a parcel of land situated in the Northwest Quarter, Section 36, Township 8 North, Range 1 East, Florence Township, Williams County, Ohio. Being more specifically described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 36, said point being a railroad spike found this survey; Thence, North 02° 02' 36" East, along the West line of said Section 36, a distance of 295.80 feet, to the Intersection of the West line of said Section 36 and the centerline of County Road M-50; Thence, South 88° 28' 37" East, along the centerline of said County Road M-50; a distance of 1329.77 feet, to a railroad spike found this survey; thence, South 87° 05' 21" East, along the centerline of said County Road M-50, a distance of 477.93 feet to the True Point of Beginning of the parcel herein described; Thence, North 00° 36' 13" East, a distance of 16.13 feet, to a 1/2 inch rebar placed this survey; thence, continuing North 00° 36' 13" East, a distance of 104.51 feet, to a 1/2 inch rebar placed this survey; Thence North 79° 16' 17" East, a distance of 41.20 feet, to a 1/2 inch rebar placed this survey; Thence, North 03° 50' 30" East, a distance of 111.54 feet, to a 1/2 inch rebar placed this survey; Thence, South 87° 05' 21" East a distance of 328.45 feet, to a 1/2 Inch rebar placed this survey; Thence, South 08° 20' 58" West, a distance of 216.72 feet, to the centerline of an existing ditch; Thence South 20° 19' 56" West, along the centerline of said existing ditch, a distance of 81.89 feet, to the centerline of said County Road M-50; Thence North, 73° 22' 32" West, along the centerline of said County Road M-50, a distance of 219.76 feet; to a railroad spike found this survey; Thence, North 87° 05' 21" West, along the centerline of said County Road M-50, a distance of 106.88 feet, to the True Point of Beginning of the parcel herein described; containing 2.011 acres, more or less, and subject to highways rights of way and easements of record.

Reference is hereby made to a survey by Dennis M. Bell, Registered Surveyor No. 6717 recorded in Volume 18R, Page 263 of the Williams County Survey Records in the office of the Williams County Engineer.

The land herein conveyed and any use and improvement made on this land shall be in conformity with all existing valid planning, zoning, platting, health, setback, or other lawful rules and regulations of Williams County, Ohio for the benefit of grantor and all other subsequent owners or assigns taking title from, under or through the undersigned.

There shall be no construction of any buildings or other structures within 90 feet of the centerline of the roadway abutting this property.

Grantor reserves upon himself and grants to the Williams County Commissioners an easement for highway purposes only 40 feet in width measured from the centerline of M-50 along that portion of the property which fronts on said highway.

Permanent Parcel Number(s): 081-360-00-014.001

Premises commonly known as: 06351 M-50 Rd, Montpelier, OH 43543

**END OF LEGAL DESCRIPTION**