

EXHIBIT A

RX 250 WD

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Ver. Date 11/01/2024

PID 119813

**PARCEL 14-WD
HOC-664-12.74
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Hocking, Falls Township, being in Section 21, Township 14 North, Range 17 West in the Congress Lands East of the Scioto River, being part of a **18.37 acre tract**, as conveyed to Robert D. Hedges, Trustee of the Robert D. Hedges Trust, Dated July 15, 2015 by the instrument filed as **Official Record Volume 564, page 580** (all records referenced herein are to the records of Hocking County, Ohio Recorder's office unless otherwise noted) and being more particularly described as follows;

Being a parcel of land lying on the right side of the existing centerline of right-of-way of State Route 664 as part of the HOC-664-12.74 centerline plat recorded in the records of Hocking County, Ohio Recorder's office and on file with the Ohio Department of Transportation District 10 office.

COMMENCING FOR REFERENCE at a stone with cross notch found at the southeast corner of Fractional Lot 1 and being the southwest corner of Fractional Lot 2 of said Section 21 as depicted on the Plat of Fractional Lots of Section No. 21 Township No. 14, Range No. 17 by Levi Davis circa February 26th, 1877 and transferred to Plat Book A, page 188 on May 2nd, 1901, said stone being at the southwest corner of a 51.52 acre tract as conveyed to Susan K. Hughes by the instruments filed as Deed Book Volume 165, page 464, Official Record Volume 469, page 526 and Official Record Volume 746, page 25, at the northwest corner of a 10.929 acre tract as conveyed to Carla L. Ogg by the instrument filed as Official Record Volume 509, page 13, at the northeast corner of a 10 acre tract conveyed to Nathan Krantz and Jobie Krantz by the instrument filed as Official Record Volume 669, page 872, and at the southeast corner of a 50.35 acre tract conveyed to Jams Farm, LLC by the instruments filed as Official Record Volume 423, page 203 and Official Record Volume 457, page 343, said stone being 2,181.82 feet left of the existing centerline of right-of-way of State Route 664 Station 695+31.96;

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Thence along the locally accepted east/west quarter section line, the southerly line of said 51.52 acre tract, the northerly line of said 10.929 acre tract, and the northerly line of a 0.61 acre tract as conveyed to Brian R. Mays by the instrument filed as Official Record Volume 357, page 834, the northerly line of a 0.6353 acre fee right-of-way parcel known as 2-WD as conveyed to State of Ohio by the instrument filed as Deed Book Volume 219, page 45, the northerly line of a standard highway easement conveyed to County of Hocking by the instrument filed as Deed Book Volume 69, page 593, and the southerly line of a standard highway easement parcel as conveyed to County of Hocking by the instrument filed as Deed Book Volume 76, page 511, **South 85 degrees 16 minutes 55 seconds East for a distance of 1,972.98 feet** to an iron pin set at an angle point in said locally accepted east/west quarter section line, on the locally accepted north/south quarter section line, being at a southerly corner of said 51.52 acre tract, on the southerly line of said standard highway easement from Deed Book Volume 76, page 511, the northeast corner of said 2-WD, and the northwest corner of a 0.1752 acre fee right-of-way parcel known as 3-WD as conveyed to State of Ohio by the instrument filed as Deed Book Volume 219, page 49, said pin being 8.68 feet left of the existing centerline of right-of-way of State Route 664 Station 684+51.16.

Thence continuing along said locally accepted east/west quarter section line, said southerly line of the 51.52 acre tract, said southerly line of the standard highway easement conveyed in Deed Book Volume 76, page 511, the northerly of said 3-WD parcel, along the northerly line of the remainder an 80 acre tract as conveyed to Retha F. Walker & Bruce Dale Walker, Co-Trustees of the Retha F. Walker Revocable Living Trust, Dated May 5, 2014 by the instrument filed as Official Record Volume 549, page 548, **South 86 degrees 04 minutes 28 seconds East for a distance of 349.91 feet** to a Mag spike set at the southwest corner of said 18.37 acre tract and being at the southeast corner of said 51.52 acre tract, said spike being 55.65 feet right of the existing centerline of right-of-way of State Route 664 Station 687+69.51 and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the westerly line of said 18.37 acre tract and the easterly line of said 51.52 acre tract, **North 15 degrees 50 minutes 52 seconds West for a distance of 49.68 feet** to a Mag spike set at the northwest corner of said 18.37 acre tract, at an angle point in the easterly line of said 51.52 acre tract, and at the southwest corner of a 5.4529 acre tract conveyed to Michael V. Mowery and Ava Lee Mowery by the instruments filed as Deed Book Volume 186, page 749 and Official Record Volume 719, page 209, said spike being 21.17 feet right of the existing centerline of right-of-way of State Route 664 Station 687+95.27;

Thence along the northerly line of said 18.37 acre tract and along the southerly line of said 5.4529 acre tract, **South 75 degrees 15 minutes 12 seconds East for a distance of 48.36 feet** to an iron pin set on the proposed easterly right-of-way line of State Route 664, said pin being 69.40 feet right of the existing centerline of right-of-way of State Route 664 Station 687+97.75;

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Thence crossing through said 18.37 acre tract and along the proposed easterly right-of-way line of State Route 664, **South 07 degrees 07 minutes 06 seconds East for a distance of 38.38 feet** to an iron pin set at the intersection of the proposed easterly right-of-way line of State Route 664 and the existing easterly right-of-way line of Sauer Kraut Road (originally commissioned in Road Record A, page 31, 40 foot right-of-way by occupation and as shown in record survey approved by County for a 1956 bridge), on said locally accepted east/west quarter section line, on the southerly line of said 18.37 acre tract, and on the northerly line of a 4.0 acre tract conveyed to Robert L. Huston Jr. and Deanna J. Huston by the instrument filed as Official Record Volume 151, page 516, said pin being 89.18 feet right of the existing centerline of right-of-way of State Route 664 station 687+79.77;

Thence along said locally accepted east/west quarter section line, the southerly line of said 18.37 acre tract, the northerly line of said 4.0 acre tract, and the northerly line of said 80 acre remainder tract, **North 86 degrees 04 minutes 28 seconds West for a distance of 38.05 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description containing, in all **0.040 acres**, gross, of which 0.033 acres are in PRO (present road occupied), leaving a net take of 0.007 acres, more or less, subject to all legal easements and rights of way.

The above description area is part of currently assigned Hocking County Auditor's parcel **number 02-000627-0000**.

The bearings for this description are based on Grid North of the Ohio County Coordinate System of NAD83 (2011 adjustment) – Hocking County. For complete Survey Parameters and basis of Stationing, see the Centerline Survey Plat for this project on record in the Hocking County Recorder's office and the right of way plans on file at the Ohio Department of Transportation District 10 office in Marietta, Ohio.

The current source of title as of this writing is in **Official Record Volume 564, page 580** in the records of Hocking County.

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Where called for, iron pins set are $\frac{3}{4}$ " rebar x 30" long with 2" aluminum cap "ODOT R/W, Compass PS 8759, Monument Boxes set are 1" rebar set encased in monument box assembly, Mag spike set are 4.5" magnetic spikes.

This description was prepared for the Ohio Department of Transportation, by or under the Direct Supervision of Andrew T. Jordan, Ohio Registered Professional Surveyor Number 8759, as performed by Compass Infrastructure Group and is based on an actual field survey in March of 2024 through November of 2024, and is based on "HOC-664-12.74" right of way plans completed in November of 2024 as cited herein.

Compass Infrastructure Group



Andrew T. Jordan
Registered Professional Surveyor No. 8759
14-WD



2-25-2025
Date

RECEIVED
February 26, 2025
Hocking County
Auditor's Office

APPROVED MATHEMATICALLY
Hocking County Engineer's Office
By: WPS Date: M. 2 D 26 Y 2025