

"EXHIBIT A"

SITUATED IN THE TOWNSHIP OF LEE, COUNTY OF CARROLL AND STATE OF OHIO:

KNOWN AS BEING A PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 11, TOWNSHIP 13, RANGE 5, BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 11; THENCE NORTH $87^{\circ} 34'$ WEST ALONG THE QUARTER SECTION LINE 167.64' TO A POINT IN THE CENTER OF COUNTY ROAD NO. 27; THENCE SOUTH $22^{\circ} 00'$ EAST ALONG THE CENTER OF SAID ROAD 323.86' TO AN IRON PIN AND THE TRUE PLACE OF BEGINNING FOR THE TRACT HEREIN DESCRIBED; THENCE SOUTH $23^{\circ} 45'$ EAST ALONG THE CENTER OF SAID ROAD 165.50' TO A POINT; THENCE SOUTH $31^{\circ} 43'$ EAST ALONG THE CENTER OF SAID ROAD 105.60' TO AN IRON PIN; THENCE SOUTH $52^{\circ} 34'$ WEST 188.45' TO A STAKE; THENCE NORTH $19^{\circ} 21' 30''$ WEST 313.01' TO A HICKORY TREE; THENCE NORTH $65^{\circ} 10'$ EAST 140.00' TO AN IRON PIN IN THE CENTER OF COUNTY ROAD NO. 27 AND THE TRUE PLACE OF BEGINNING, CONTAINING 1.046 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE:

SITUATED IN THE TOWNSHIP OF LEE, COUNTY OF CARROLL AND STATE OF OHIO: KNOWN AS BEING PART OF THE SOUTHEAST AND SOUTHWEST QUARTERS OF SECTION 11, TOWNSHIP 13 OF RANGE 5, ALSO BEING PART OF A 1.046 ACRE TRACT OF BRENDA IRONE MELVILLE AS RECORDED IN VOLUME 243, PAGE 300 OF OFFICIAL RECORD, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT A $5/8''$ IRON PIN, (FOUND) AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 11,

THENCE WITH THE WEST LINE OF THE SOUTHEAST QUARTER, SOUTH $1^{\circ} 07' 00''$ WEST 381.37' FEET TO A $5/8''$ IRON PIN, FOUND IN COUNTY ROAD #27, (BAY ROAD) ON THE WEST LINE OF A 15.28 ACRE TRACT OF NEW ROCKY VALLEY FARMS, INC. AS RECORDED IN VOLUME 262, PAGE 314 OF OFFICIAL RECORDS, TRACT XIV,

THENCE WITH SAID ROAD AND SAID 15.28 ACRE TRACT, SOUTH $23^{\circ} 43' 45''$ EAST 69.53 FEET TO A POINT IN SAID ROAD,

THENCE WITH SAID ROAD AND SAID 15.28 ACRE TRACT, SOUTH $30^{\circ} 24' 00''$ EAST 57.47 FEET TO A RAILROAD SPIKE, (SET) IN SAID ROAD AND THE TRUE PLACE OF BEGINNING,

THENCE LEAVING SAID ROAD, SOUTH $57^{\circ} 43' 11''$ WEST 84.30 FEET TO A $5/8''$ IRON PIN, W/CAP, (SET), PASSING THROUGH A $5/8''$ IRON PIN, W/CAP, (SET) AT 23.16 FEET AS REFERENCE,

THENCE SOUTH $20^{\circ} 23' 29''$ WEST 104.02 FEET TO A $5/8''$ IRON PIN, W/CAP, (SET) ON THE NORTH LINE OF A 0.616 ACRE TRACT OF BRENDA IRENE MELVILLE AS

RECORDED IN VOLUME 243, PAGE 302 OF OFFICIAL RECORD,

THENCE WITH THE NORTH LINE OF SAID 0.616 ACRE TRACT, NORTH 52° 38' 02" EAST 166.08' FEET TO A RAILROAD SPIKE, (FOUND) IN SAID ROAD ON THE WEST LINE OF SAID 15.28 ACRE TRACT,

THENCE WITH SAID ROAD AND SAID 15.28 ACRE TRACT, NORTH 30° 24' 00" WEST 48.38 FEET TO A P.K. NAIL AND THE TRUE PLACE OF BEGINNING, THE HEREIN DESCRIBED TRACT CONTAINING 0.152 ACRES MORE OR LESS, 0.106 ACRES IN THE SOUTHEAST QUARTER AND 0.046 ACRES IN THE SOUTHWEST QUARTER. SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS, OR RESTRICTIONS OF RECORD.

THE BASIS OF BEARINGS WAS THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE BEARING OF SOUTH 1° 07' 00" WEST WAS TAKEN FROM A SURVEY BY D. BODO #7137 IN THE CARROLL COUNTY SURVEY RECORDS.

DESCRIPTION OF SAID TRACT ON SURVEY BY BONAR SURVEYING REGISTERED SURVEYOR #7134, JULY 7, 1997.

CONTAINING AFTER SAID EXCEPTION 0.893 ACRES, MORE OR LESS.

Permanent Parcel #**17-0000486.000**

Known as being **4204 Bay Road SE, Carrollton, OH 44615** for street numbering purposes.

Prior Deed: Volume 303, Page 248

"APPROVED DEED FOR TRACT
DESCRIPTION ONLY"
BRIAN J. WISE, CO. ENGINEER P.E.P.S.
Brian J. Wise DEPUTY
2-22-19