

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED ☒	CONDITIONAL ☐
APPROVED BY:	BS
DATE:	7/10/25

EXHIBIT A

Legal Description:

Situated in the State of Ohio: County of Licking and Township of Union:
Being situated in Lot thirteen (13), Quarter Township one (1), Township one (1), Range thirteen (13) of the United States Military Lands in Union Township, Licking County, State of Ohio and being part of that land deeded to Kenneth H. and Shirley E. Chapman of record in Deed Volume 677, Page 585 in the Licking County Recorder's Office and being more particularly described as follows:

Beginning at a spike in the center line of James Road (Township Road 132) also the north line of Lot 13 and the Granville-Union Township line bearing South 87 deg. 07' 30" East a distance of 1560.20 feet from the northwest corner of Lot 13;

thence from the place of beginning South 87 deg. 07' 30" East along the north line of Lot 13 and the Granville-Union Township line (also the centerline of James Road for a distance of 100.00 feet) a distance of 535.02 feet to an iron pin;

thence South 2 deg. 22' 05" West along the westerly boundary of Kenneth H. McMillen (D.V. 618 p. 513) a distance of 541.40 feet to an iron pin;

thence North 88 deg. 37' 52" West along the Northerly boundary of Gary D. Zigan (D.V. 759 p. 653) a distance of 298.76 feet to an iron pin;

thence South 2 deg. 15' 57" West along an Easterly boundary of said Zigan a distance of 107.85 feet to an iron pin;

thence South 78 deg. 49' 25" West along a Northerly boundary of said Zigan a distance of 86.83 feet to an iron pin;

thence North 15 deg. 09' 18" West a distance of 99.25 feet to an iron pin; thence North 0 deg. 05' 51" East a distance of 224.78 feet to an iron pin;

thence North 87 deg. 54' 23" West a distance of 99.97 feet to an iron pin;

thence North 0 deg. 15' 56" East a distance of 361.00 feet (passing over an iron pin at 331.00 feet) to a Place of Beginning containing 6.441 acres, more or less.

Subject to all legal easements, leases and rights-of-way of previous record.

Parcel Number(s): 071-326502-10.000

Property Address: 2190 James Road, Granville, OH 43023

Deed Reference Number: dated February 5, 2019, filed February 5, 2019, recorded as
Instrument Number 201902050002247, Licking County, Ohio records.