

PRE-APPROVAL	
LICKING COUNTY ENGINEER	
APPROVED <input checked="" type="checkbox"/>	CONDITIONAL <input type="checkbox"/>
APPROVED BY: <i>[Signature]</i>	
DATE: 9/12/18	

Exhibit "A"

Situate in the State of Ohio, County of Licking, Township of Etna, being a part of the south half of the Northeast Quarter of Section 13, T-16-N, R-20-W, and being all of the lands of Richard E. and Marilyn K Donley as recorded in O.R. 247/459, O R 259/602, & O.R. 357/495, being more particularly described as follows:

Beginning at a 5/8" iron bar found at the southwest corner of the Northeast Quarter of Section 13, in the centerline of Tollgate Road (Township Road No. 163), the southwesterly corner of the Donley lands and the northwesterly corner of the Harold O. and Raymond Ford tract (OR 272/535),

Thence, North 00° 00' 00" East, along the west line of said Northeast Quarter, the centerline of Tollgate Road, and the west line of the Donley lands, passing a RR Spike at 324.60' (0.04' West of line) and a bent rebar at 469.08' (0.58' East of line) for a total distance of 1,330.67' to a RR spike found at the northwest corner of the Donley lands, the southwesterly corner of the Zellers, Trustee, tract (OR 547/739) in the centerline of Tollgate Road, and in the north line of the south 1/2 of the northeast quarter;

Thence South 89° 47' 10" East, leaving said corners and road, along said north line and along the south line of said Zellers, Trustee tract passing a 1" iron pipe at 15 10', passing a stone at 830.42' (0.20' south of line) a common corner to Zellers and Charles R. Durant (DB 634/435 and DB 756/284), passing a 1" iron pipe found at 866.53' (0.10' south of line), the aforementioned Durant tract and the Waldo E. and Jacqueline A. Sager (DB 762/896), for a total distance of 1,460.10' to a 1" iron pipe found in the Sager's southerly line, the northwest corner of the Harold R. and Peggy S. Fout (OR 325/927), and Donley's northeast corner;

Thence, South 00° 25' 55" East 1328.21 feet, leaving said north lines and along Donley's easterly line and the westerly lines of the aforementioned Fout tract, the Gary L. and Ruby J. Varney tract (OR 642/563), the Michael and Barbara Yates tract (OR 209/9), the Daniel J. and Debra Uditis tract (OR 280/720), and the Donald L. and Deonah Tomblin tract (OR 213/273), to a 1" iron pipe found at Donley's southeast corner, Tomblin's southwest corner and in the north line of the John E. Toops tract (OR 381/26, 28),

Thence, North 89° 53' 07" West, along Donley's south line, Toops north line and the northerly line of the aforementioned Ford tract, for a distance of 1,470.10' to the Point Of Beginning.

Containing 44 7132 Acres (1,947,707 S.F.) of Land

Subject to any legal conditions, easements, restrictions, covenants, or rights of way of record.

This description prepared by Ahlers, Moe and Assoc., Inc., in June, 1995, based on an actual field survey by same in April 1995. The basis of bearings is an assumed bearing on the west line of the Northeast Quarter of Section 13 which is North 00° 00' 00" East.

Larry B. Felts, P.S. #6814

95-0800. LEG

Less And Excepting Therefrom the following described tract conveyed to FKK.L Harvey Properties, LLC on December 30, 2015 in Instrument No. 201512300028253:

Situated in the State of Ohio, County of Licking, Etna Township, Section 13, Township 16N., Range 20 W.,

being part of that 44.7132 acre tract of land as described in a deed to Richard P. and Beverly L. Masa, of record in Official Record 714, Page 892, all references herein being to the records located at the Recorder's Office, Licking County, Ohio and being more particularly described as follows; Beginning at a 5/8" iron pin found at the centerline intersection of Tollgate Road (Township Road 163) and Palmer Road (Township Road 36), said iron pin being the southwesterly corner of the northeasterly quarter of Section 13 (center of said section), also being the southwesterly corner of said 44.7132 acre tract;

Thence North 3°48'18" East, along the centerline of said Tollgate Road and the westerly line of northeasterly quarter of said Section 13, a distance of 582.36 feet to a MAG nail set;

Thence through said 44.7132 acre tract, with new lines of division, the following courses.

1 South 85°58'52" East, passing an iron pin set in the easterly right-of-way line of said Tollgate Rd at a distance of 20.00 feet, a total distance of 671.16 feet to an iron pin set;

2 North 3°48'18" East, a distance of 748.31 feet to an iron pin set in the southerly line of 1.8232 acre tract of land as described in a deed to Richard P. and Beverly L. Masa, of record in Instrument No. 200402240006400, also being a point in the northerly line of southerly half of the northeasterly quarter of Section 13.

Thence South 85°58'52" East, along the southerly line of said 1.8232 acre tract and the northerly line of the southerly half of the northeasterly quarter of Section 13, the southerly line of a 31.739 acre tract of land as described in a deed to General Equity Inc., of record in Instrument No. 201508270018375 and the southerly line of a 8.000 acre tract of land as described in a deed to Craig Gaudreau, of record in Instrument No. 200802250004151, passing a stone found at the southeasterly corner of said 1.8232 acre tract at a distance of 159.35 feet (southwesterly corner of said 31.739 acre tract), passing a 1-1/4" iron pipe found at the northeasterly corner of an old 20.000 acre tract (consolidated with other tracts to form said 44.7132 acre tract), a total distance of 788.94 feet to an iron pin found with a plastic cap inscribed "J and H surveying 5242" at the northwesterly corner of a 6.89 acre tract of land as described in a deed to Harold R. and Peggy S. Fout, of record in Official Record 325, Page 927;

Thence South 3°22'23" West, along the westerly line of said 6.89 acre tract, the westerly line of 6.87 acre tract of land as described in a deed to Hong S. and Phetsamone Maokhamphiou, of record in Instrument No. 199805070017058, the westerly line of a 9.03 acre tract of land as described in a deed to Barbara K. Yates, of record in Instrument No. 19990470014446, the westerly line of a 6.85 acre tract of land as described in a deed to Daniel J. and Debra J. Uditis, of record in Official Record 280, Page 720 and the westerly line of a 6.83 acre tract of land as described in a deed to Ross C. and Juliana F. Hite, of record in Instrument No. 199809040034139, a distance of 1328.21 feet to an iron pin found with an aluminum cap inscribed "Central Surveying Co." in the northerly line of a 40 acre tract of land as described in a deed to John Toops, of record in Instrument No. 199803160008811;

Thence North 86°04'49" West, along the northerly line of said 40 acre tract and the northerly line of a 26.984 acre tract as described in a deed to Charles L. Hagy, of record in Instrument No. 201504130006746, passing an iron pin with a plastic cap inscribed "J&J Surv." At a distance of 1440.15 feet (29.95' from centerline), a total distance of 1470.10 feet to the Place Of Beginning and containing 33.184 acres of land,

Remaining Acres of 11.529 Acres, more or less.

Bearings herein are based on GPS observations in conjunction with the Ohio Department of Transportation VRS network, being the Ohio State Plane Coordinate System, South Zone, NAD 1983.

Iron pins set consist of a 5/8" x 30" rebar with a plastic cap inscribed "Jon Adcock S-846 1."

This description was prepared by American Land Surveyors, LLC by Jon B. Adcock, Ohio Professional Surveyor No. 8461 and is based on a field survey performed in August 2015

The above described tract is part of Licking County Auditor's Parcel No. 010-018276-01.000

Thence South $3^{\circ}22'23''$ West, along the westerly line of said 6.89 acre
Together With The Following described tract conveyed to Richard P. Masa and Beverly L. Masa on February
24, 2004 in Instrument No. 200402240006400:

Situate in the State of Ohio, County of Licking, Township of Etna, being part of the north half of the
northeast quarter of Section No. 13, Township No. 16, Range 20, and being part of the remainder of a 25.0-
acre tract (tax records 17-17-acres) as conveyed to Daniel W. Huebel, Trustee, by Instrument Number
199910120042165, Recorder's Office, Licking County, Ohio, and being more particularly bounded and
described as follows:

Commencing at a point of reference, a railroad spike found (pave over), at Station 7+91.00 of the centerline
survey of Township Road No. 163 (Ohio Department of Transportation, LIC-70-0.33), and said spike also
being the northwest corner of a 44.7132-acre tract as conveyed to Richard P. and Beverly L. Masa by Official
Record in Vol. 714 Page 892, Recorder's Office, Licking County, Ohio,

Thence S $85^{\circ}59'15''$ E a distance of 35.00 feet (passing an iron pipe found (leaning) at a distance of 14.06
feet) along the southerly right-of-way line of Township Road No. 163 and along the northerly line of the said
44.7132-acre tract to a 5/8" rebar set, said rebar being the southwest corner of the said tract of which this is a
part, said rebar being also 35.00 feet right of Station 7+91.00 of the Township Road No. 163 centerline
survey, and said rebar also being the True Point of Beginning of the herein described tract;

Thence along the westerly lines of the said tract of which this is a part and the easterly right-of-way lines of
Township Road No. 163 by the following described (2) courses

- 1) N $03^{\circ}50'50''$ E distance of 69.04 feet to a 5/8" rebar set;
- 2) N $07^{\circ}49'29''$ E distance of 31.03 feet to a 5/8" rebar set;

Thence S $85^{\circ}59'15''$ E distance of 792.32 feet along a new line through the said tract of which this is a part
of a 5/8" rebar set, said rebar being in the easterly line of the said tract of which this is a part and said rebar
also being in the westerly line of the remainder of a 32.826-acre tract (tax records 31.74-acre) as conveyed to
Bernie Cohen Partners, Ltd. LLC by Instrument Number 199910180042960, Recorder's Office, Licking
County, Ohio;

Thence S $03^{\circ}46'30''$ W a distance of 100.00 feet along the easterly line of the said tract of which this is a part
and along the westerly line of the said 32.826-acre tract to a stone found, said stone being the southeast
corner of the said tract of which this is a part, said stone being also the southeast corner of the said 32.826-
acre tract, and said stone also being in the northerly line of the said 44.7132-acre tract,

Thence N $85^{\circ}59'15''$ W a distance of 794.60 feet along the southerly line of the said tract of which this is a
part and along the northerly line of the said 44.7132-acre tract to the Point of Beginning containing 1.8232
acres, more or less, subject to all easements, restrictions, and right-of-ways of record

Bearings are based on the centerline survey of Interstate Route 70 between Stations 420+00.00 and
435+00.00 (S $85^{\circ}56'10''$ E)

A field survey of this location was performed by John K. Wetzell III, PLS-8216, Sept. 24, 2003.

All iron pins set by this surveyor, are 5/8" dia. rebar, 30" in Length, with plastic cap labeled "First Capital
Surveying."

The above described 1.8232-acre tract being part of Licking County.

Subject to and together with all easements, restrictions and legal highways, if any, of record

Being the same property conveyed to William Williams, a married man, by Deed, dated July 18, 2016,
recorded on August 18, 2016 in Instrument No 201608180017660 of the Licking County, Ohio records.

Address of Property: 10141 Tollgate Rd SW, Etna, OH 43062
Parcel Number: 010-018276-01.000

G&K Reference No
18-00291