

Parcel Number: 12-333-00-001-00  
Prior Deed Reference: OR Volume 581, Page 504  
Deed Reference: OR Volume 586, Page 950  
Case Number: 2021 CV 00092  
Our File Number: 21-0201

## EXHIBIT A

### LEGAL DESCRIPTION

Situated in the City of Conneaut, County of Ashtabula and State of Ohio: All that certain lands situate in Lot 8, Township Number 14, North, Range 1 West, in the Connecticut Western Reserve Survey. A resurvey of the lands to Secretary of Veterans Affairs, as recorded in Deed Volume 476, Page 2211 (PPN 12-333-00-001-00) in the office of the County Recorder, further described,

Beginning at a point to mark the intersection of the centerline of Dorman Road (36 feet wide) with the west line of Old Main Road (60 feet wide) said point being located from the centerline intersection of Dorman Road with the centerline of Old Main Road, South 23 degrees 04' 52" West, with the centerline of Dorman Road, a distance of 38.74 feet to the point and place of beginning.

Thence; the following (5) courses and distances: south 27 degrees 39' 40" east, with the west line of Old Main Road, a distance of 284.20 feet to mark a point in the west line of Old Main road, at the northeast corner of lands to Coxon Investments, LLC as recorded at Deed Volume 451, Page 545 (said point being referenced by a concrete monument with "X" found north 88 degrees 16' 38" west, 0.28 feet from the corner).

Thence; north 88 degrees 16' 38" west, with the north line of said Coxon Investments, LLC (thru a concrete monument with "X" found at 0.28 feet) a total distance of 93.88 feet to a concrete monument with "X" found to mark a point at the northwest corner of said Coxon Investments, LLC.

Thence; south 06 degrees 33' 56" west, with the west line of said Coxon Investments, LLC, a distance of 50.97 feet to a concrete monument with "X" found to mark a point in the west line of said Coxon Investments, LLC, at the Northeast corner of lands to E.M. Sabo, as recorded in Deed Volume 352, Page 2146, and at the corner common to Sublots 1 & 9, as illustrated in the T.B. Dorman Plat, recorded in Plat Volume 3, Page 13.

Thence; north 82 degrees 37' 28" west, with the north line of said Sabo and the north line of Sublot 1, (thru a concrete monument with "X" found at a distance of 134.83) a total distance of 153.30 feet to mark a point in the centerline of Dorman Road.

Thence; north 23 degrees 10' 07" east, with the centerline of Dorman Road, a distance of 304.40 feet to the point and place of beginning, said land containing 0.8211 acres, but subject to all highways and easements, as surveyed and described in March 2011, as illustrated on a certain map recorded in the office of the Ashtabula County Engineer, by Timothy E. Stocker, P.S. 7245 Crabbs' Surveying Order 5046. Basis of bearings are to an assumed meridian along the centerline of Old Main Road, north 27 degrees 39' 40" west.

Property commonly known as: 377 Old Main Road, Conneaut, OH 44030

Permanent Parcel Number: 12-333-00-001-00

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**END OF LEGAL DESCRIPTION**

