

EXHIBIT A
LEGAL DESCRIPTION

Situated in the Township of Springfield, County of Jefferson and State of Ohio:

Situated in the Village of Bergholz, County of Jefferson and State of Ohio: Known as being a part of Section 11, Township 12, and Range 4. Beginning for the same at a post that is 238 feet and 6 inches north of a stone in the southeast corner of said section. Thence north 106 feet to a post in the said section line. Thence north 83 3/4 deg. west 343 feet to the right of way of the N.Y.C.R.R. Thence with said right of way south 20 deg. east 156 feet to a post at the north east corner of said tract of land described in a deed given by A.H. Potts to M.D, Williams, April 15, 1901, recorded May 14, 1902, Vol. 83, Pg. 468. Thence east 298 feet to the place of beginning, containing .92 acres.

The property is more accurately described as follows:

Situated in the Township of Springfield, County of Jefferson and the State of Ohio; known as being part of the Southeast Quarter of Section 11, Township 12, Range 4 in the Village of Bergholz, also being the tract of Dorothy Jane Higgins as recorded in Vol. 125, Pg. 679 of Official Record, said tract being more particularly described as follows:

Beginning for reference at a 5/8" iron pin, w/cap, found at the Southeast corner of Section 11 and the Southeast corner of a 1.525 acre tract of D. Wallace as recorded in O.R. Vol. 210, Pg. 189, Thence with the East line of said Wallace tract, North 00 deg. 00' 00" East 238.50 feet to a 5/8" iron pin, w/cap, found and The True Place of Beginning,

Thence with the North line of said Wallace tract, South 89 deg. 59' 22" West 306.74 feet to a 5/8" iron pin, w/cap, found on the East right-of-way of Ohio Rail Railroad,

Thence with said railroad right-of-way, North 12 deg. 53' 40" West 156.00 feet to a 5/8" iron pin, w/cap, set at the Southwest corner of a tract of L. & S. Leake as recorded in Vol. 595, Pg. 851 of Deed Records,

Thence with the South line of said Leake tract and the South line of a 0.26 acre tract of Dorothy Higgins as recorded in O.R. Vol. 23, Pg. 373, South 82 deg. 19' 41" East 344.64 feet to a 2" iron pin found on the East line of Section 11,

Thence with the East line of Section 11, South 00 deg. 00' 00" West 106.00 feet to an iron pin and The True Place of Beginning, the herein described tract containing 0.951 acres more or less, subject to all legal highways, easements or restrictions of record,

The basis of bearing was the East line of Section 11 and the bearing of due North was assumed,

Description of said tract on survey by Bonar Surveying Registered Surveyor #7134, July 27, 1997.

Property commonly known as: 935 State Route 164, Bergholz, OH 43908

Permanent Parcel Number: 36-01718-000

Prior Deed Reference: OR Volume 681, Page 893

END OF LEGAL DESCRIPTION

CC #13
IT IS OK TO TRANSFER
DLM 11-09-2021