

EXHIBIT A

ACCEPTABLE

By GDAVIS at 9:01:26 AM, 5/27/2025

DESCRIPTION OF LAND

SITUATED IN THE TOWNSHIP OF MADISON, COUNTY OF RICHLAND AND STATE OF OHIO, LYING IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 21, RANGE 13, CONTAINING 1.549 ACRES AS CONVEYED TO HERGETT HOMES, LLC BY DEED RECORDED IN OFFICIAL RECORD 2509, PAGE 408 (ALL REFERENCES ARE TO THE RECORDS OF THE RECORDER'S OFFICE, RICHLAND COUNTY, OHIO) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE CENTERLINE OF BEAL ROAD (C.H. 279), SAID INTERSECTION BEING REFERENCED BY AN IRON PIPE FOUND, SOUTH 89 DEGREES 55 MINUTES 09 SECONDS EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 19 SECONDS EAST, WITH THE CENTERLINE OF SAID BEAL ROAD, A DISTANCE OF 898.68 FEET TO A POINT ON THE SOUTHWESTERLY CORNER OF A 1.55 ACRE TRACT CONVEYED TO S.G. ZAHN BY DEED OF RECORD IN OFFICIAL RECORD 2067, PAGE 689, SAID POINT BEING THE POINT OF BEGINNING FOR THE TRACT HEREIN DESCRIBED, REFERENCED BY AN IRON PIN SET, SOUTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, WITH THE SOUTHERLY LINE OF SAID 1.55 ACRE TRACT, A DISTANCE OF 678.42 FEET TO AN IRON PIPE FOUND ON THE SOUTHWESTERLY CORNER OF A 5.17 ACRE TRACT CONVEYED TO D.D. SMITH BY DEED OF RECORD IN OFFICIAL RECORD 1835, PAGE 334, NORTHWESTERLY CORNER OF LOT 1 OF PLAINVIEW TRACTS, PLAT VOLUME 15, PAGE 14, AND 2.454 ACRE TRACT CONVEYED TO H.K. & S.W. KENT BY DEED OF RECORD IN OFFICIAL RECORD 864, PAGE 156;

THENCE SOUTH 00 DEGREES 27 MINUTES 39 SECONDS EAST, WITH THE WESTERLY LINE OF LOT 1 AND SAID 2.454 ACRE TRACT, A DISTANCE OF 100.00 FEET TO AN IRON PIN SET ON THE NORTHEASTERLY CORNER OF A 1.55 ACRE TRACT CONVEYED TO R.L. & S.A. SMITH BY DEED OF RECORD IN OFFICIAL RECORD 193, PAGE 311;

THENCE NORTH 89 DEGREES 35 MINUTES 21 SECONDS WEST, WITH THE NORTHERLY LINE OF SAID 1.55 ACRE TRACT, A DISTANCE OF 678.60 FEET TO A POINT IN THE CENTERLINE OF SAID BEAL ROAD, PASSING AN IRON PIPE FOUND, A DISTANCE OF 649.03 FEET;

THENCE NORTH 00 DEGREES 21 MINUTES 19 SECONDS WEST, WITH THE CENTERLINE OF SAID BEAL ROAD, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.557 ACRES OF LAND, MORE OR LESS; SUBJECT, HOWEVER, TO ALL LEGAL RIGHTS-OF-WAYS AND/OR EASEMENTS OF RECORD.

IRON PINS SET, WHERE INDICATED, ARE IRON REBAR, 5/8 INCH DIAMETER, 30 INCHES LONG WITH A PLASTIC CAP ON TOP BEARING "PS 8568 HANNING".

THE BEARINGS HEREIN ARE BASED ON SURVEY F-4-249 ON FILE AT THE RICHLAND COUNTY TAX MAP OFFICE AND ARE USED FOR ANGULAR DETERMINATION ONLY.

PRIOR DEED REFERENCE: O.R.V. 2509, P. 408

THE ABOVE DESCRIPTION WAS PREPARED BY ME, MATTHEW T. HANNING, REGISTERED SURVEYOR NUMBER 8568 FROM ACTUAL FIELD MEASUREMENTS, IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE IN JULY 2017.

PREPARED BY: HANNING SURVEYING, LLC.

DATED: JULY 24, 2017

PARCEL NO. 025-09-050-08-000

PROPERTY ADDRESS: 888 BEAL ROAD, MANSFIELD, OH 44905

Prior Deed Reference No.: Book 2560, Page Number 531 and Instrument Number
201700009622