

EXHIBIT "A"

The Land referred to herein below is situated in the County of Stark, State of Ohio and is described as follows:

Situated in the Township of Plain, County of Stark and State of Ohio:

Known as being parts of Lot #6 and Lot #11, in "Belden Square No. 2," an allotment as recorded in Plat Book 52, Page 98 of the Plat Records of Stark County, being located in part of the Northwest Quarter of Section 19, Township 11 (Plain), Range 8, Stark County, Ohio, and being more particularly described as follows:

Beginning for the same at a point marked by an iron pin found, which is located in the southwest corner of Lot #6 in said "Belden Square No. 2;"

Thence South 01 deg. 53' 03" West, with a portion of the west line of Lot #11, a distance of 70.00 feet to a point marked by an iron pin found and being the true place of beginning of the tract of land herein described;

Thence North 75 deg. 23' 49" East, a distance of 491.09 feet to an iron pin set and being located on the right of way line of the Cul-De-Sac of Broadmoor Circle NW;

Thence in a Southeasterly direction the right of way line of Broadmoor Circle Cul-De-Sac and along the arc of a curve to the left with said curve having a central angle of 65 deg. 09' 56", a radius of 60.00 feet and a total arc length of 68.24 feet, a distance of 68.24 feet to a point marked by an iron pin found, (The last stated curve course has a chord bearing and a distance of South 47 deg. 11' 10" East, 64.62);

Thence Southeasterly direction along the right of way line of the fillet of said Broadmoor Circle Cul-De-Sac and along the arc of a curve to the right, with said curve having a central angle of 48 deg. 11' 23", a radius of 30.00 feet and a total arc length of 25.23 feet, a distance of 25.23 feet to a point marked by an iron pin found, (The last stated curved course has a chord bearing and distance of South 55 deg. 40' 26.5" East - 24.49 feet);

Thence South 31 deg. 34' 45" East, along a portion of the west right of way line of said Broadmoor Circle, a distance of 167.00 feet to a point marked by an iron pin set;

Thence South 58 deg. 25' 15" West, a distance of 424.15 feet to a point marked by an iron pin set;

Thence North 44 deg. 53' 39" West, with a portion of the westerly line of said Lot #11 which is also the limited access line of Interstate Route 77, a distance of 96.78 feet to a point marked by an iron pin found;

Thence North 45 deg. 06' 21" East, with a common property line between a tract of land now or formerly owned by a Humble Oil, as described in Deed Volume 3587, Page 454 of the Stark County Deed Records, and the lot line of said Lot #11, a distance of 30.00 feet to a point marked by an iron pin found;

Thence North 44 deg. 53' 39" West, with a common property line between said Humble Oil tract of land and the lot line of said Lot #11, a distance of 70.01 feet to a point marked by an iron pin found;

Thence South 45 deg. 06' 21" West, with a common property line between said Humble Oil tract of land and the lot line of said Lot #11, a distance of 10.00 feet to a point marked by an iron pin found;

Thence North 44 deg. 53' 39" West, with a common property line between said Humble Oil tract of land and the lot line of said Lot #11, a distance of 234.47 feet to a point marked by an iron pin found and being the true place of beginning.

And containing an area of 3.212 acres of land, more or less of which 3.102 acres is part of Lot #11 and 0.110 acres is part of Lot #6.

Note: Referenced direction for bearing system established from record plat of "Belden Square No. 2;" using North 31 deg. 34' 45" West, for the centerline of Broadmoor Circle NW.

(Tax Parcel No. 55-02037)

Address: 5335 Broadmoor Circle N.W., Canton, OH 44709

Prior Deed/Instrument Reference: 202306270020782

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ANGELA KINSEY
STARK COUNTY AUDITOR

AMERICAN
LAND TITLE
ASSOCIATION



DEPUTY

JAN 02 2026

APPROVED

IN COMPLIANCE WITH HB 136