

Exhibit A

Common Pleas Journal # 299

Page # 57

LEGAL DESCRIPTION

SITUATED IN THE TOWNSHIP OF BROWN, COUNTY OF CARROLL AND STATE OF OHIO: KNOWN AS AND BEING PART OF LOT NO. 1 AND 2, LEVI BUXTON'S ADDITION VILLAGE OF PEKIN, BROWN TOWNSHIP, CARROLL COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF LOT NO. 2 OF THE LEVI BUXTON'S ADDITION; THENCE NORTH 1 DEG. 01 MIN. 56 SEC. EAST A DISTANCE OF 131.94 FEET TO AN IRON PIN; THENCE SOUTH 89 DEG. 41 MIN. 20 SEC. EAST A DISTANCE OF 100.02 FEET TO AN IRON PIN; THENCE SOUTH 1 DEG 02 MIN. 20 SEC. WEST A DISTANCE OF 134.04 FEET TO AN IRON PIN; THENCE NORTH 88 DEG. 29 MIN. 00 SEC. WEST AND ALONG THE RIGHT OF WAY OF OLD STATE ROUTE NO. 80, A DISTANCE OF 100.00 FEET TO AN IRON PIN AND THE TRUE PLACE OF BEGINNING FOR THE TRACT OF LAND HEREIN DESCRIBED; CONTAINING 0.305 ACRES OF LAND MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

SURVEYED AND DESCRIPTION BY A. R. ZAPLATA COMPANY, REGISTERED SURVEYOR #5391.

COMMONLY KNOWN AS: 1223 KENNEL RD MINERVA, OH 44657

TAX PARCEL ID: 04-0000593.000

PRIOR DEED REFERENCE NO: OR BOOK 28, PAGE 1448-1449 OF THE DEED RECORDS OF CARROLL COUNTY, OHIO

APPROVED DEED FOR DESCRIPTION
ONLY"
BRIAN J. WISE, CO. ENGINEER P.E.P.S.
Brian J. Wise DEPUTY
04-23-2024