

Exhibit A

25-13941 Hembree

LEGAL DESCRIPTION

A parcel of land situated in Clark Township of Brown County, State of Ohio and in S. Jones Military Survey No. 566, lying south of and adjacent to Colthar Road and more particularly described as follows:

Beginning at a spike set in Colthar Road, said spike being located North 85° 41' 34" West 750.00 feet from a spike found on Colthar Road at the northwest corner to the 7.297 acres conveyed to Donald R. & Susan C. Holder by Deed recorded in Deed Book 233, Page 946 in the Office of the Recorder of Brown County, Ohio; Thence with a severance line South 9° 05' 01" West 400.00 feet to a 1/4 inch iron pin set; North 85° 41' 34" West 130.00 feet to a 1/2 inch iron pin set, and; North 9° 05' 01" East 400.00 feet to a spike set in Colthar Road; Thence along Colthar Road South 85° 41' 34" East 130.00 feet to the place of beginning and containing 1.190 acres, more or less, and subject to all existing easements and rights-of-way of record.

A survey of this property was made by James B. Mitchell, Registered Surveyor No. 6692 in October 1993. This survey is referred to in his records as Job No. 93-194, Parcel No. 1, in the Office of Mitchell Surveying, 7905 Incline Road, Russellville, Ohio 45168.

Parcel No. 03-004212.0103

Property Address: 11655 Colthar Road, Bethel, Ohio 45106

Prior Deed Reference: Deed OR Vol. 510, Pgs 453-454

APPROVED FOR TRANSFER
DATE _____ 07/21/2025
BY _____ TAR
TAX MAP DRAFTSMAN
Brown Co. ENGINEER