

Pre-Approved For Transfer Highland County Map Office	
Date:	02/19/2021
By:	[Signature]

EXHIBIT "A"
LEGAL DESCRIPTION

Situate in the Village of Leesburg, Highland County, Ohio and being a part of the original lot 27 Outlot of the Village of Leesburg, as shown on Plat Book 1, page 324 of the Highland County Deed records, on file in Hillsboro, OH and being the lands of William J. Zwiesler, as recorded in OR Book 957, Page 804 of said county records and being more particularly described as follows:

Beginning at a point on the intersection of the northerly right-of-way of a 16.5' alleyway (known as N. Alley) of the original plat of the Village of Leesburg and the easterly right-of-way line of N. Fairfield Street,

Thence along said easterly right-of-way line of N. Fairfield Street, North 20°38'54" West, a distance of 368.45 feet to found railroad spike on the northwesterly corner of the 0.27 acre lands of Jeffery A. Fugate, as recorded in OF Book 309, Page 486, being the True Point of Beginning. (passing a found 5/8" iron pin without a cap, at a distance of 134.82 feet and another found 5/8" iron pin without a cap at a distance of 270.93 feet)

Thence continuing along said easterly right-of-way line of N. Fairfield Road, North 20°38'54" West, a distance of 82.02 feet to a found stone on the southwesterly corner of the .2439 acre lands of Timothy W. Harrison, as recorded in OR Book 979, Page 824,

Thence along said southerly line of Harrison, North 69°20'09" East, a distance of 148.27 a set iron pin and cap on the southwesterly line of the original 1.524 acre lands of James E. and Michelle Lynn Prater, as recorded in OR Book 164, Page 970,

Thence along said southwesterly line of Prater and in part along the southwesterly line of the 0.345 acre lands of Joanna M. Bailey, as recorded in OR Book 433, Page 780, South 53°42'24" East, a distance of 93.05 feet to a set iron pin and cap, on the northeasterly corner of the 0.2506 acre lands of Jeffery A. And Linda K. Fugate, as recorded in OR Book 855, Page 485,

Thence along said lines of Fugate, South 68°10'50" West, a distance of 199.07 feet to the True Point of Beginning.

Containing —0.320 Total Acres of land. Subject to all other easements, encumbrances, rights and reservations of record.

North and Bearing System Based Upon the Ohio State Plane Coordinate System, South Zone, NAD83 (18a) and the O.D.O.T. V.R.S. Network, collected utilizing an SP80 Receiver, during a field survey conducted on 08/24/21 by B A Land Professionals, Dated 09/01/21, prepared by J. Bryant Abt, PS #S—8593.

Titleholders: Eddie L. Harigel and Kelly J. Harigel
Property Address: 150 N Fairfield St, Leesburg, OH 45135
Parcel Number: 17-02-104-020.00

Prior Deed Reference: Bk:996/Pg:2282
Recorded: 10/19/2021