

EXHIBIT A

DESCRIPTION of a 2.595 Acre Property On Lafayette-Plain City Road in Virginia Military Survey 10469 Canaan Township, Madison County, Ohio

This description is for 2.595 Acre Property formed from a 0.570 acre parcel split from a 70.329 acre property (by deed) in the name of Jonas N. & Elma J. Troyer, Trustees, for *The Troyer Family Trust* (Official Records 245, Page 386, Auditor's Parcel Number 01-00437.000), and a 2.025 acre parcel in the name of Norman M. and M. Renee Troyer (O.R. 320, Page 578, Parcel No. 01-00437.003), located about 2200 feet north of the intersection of Kaufman Road (Township Road 153, 40 feet Right-of-way) and Lafayette-Plain City Road (County Road 5, 50 foot R.O.W.), in Virginia Military Survey 10469, Canaan Township, Madison County, Ohio and is further described as follows:

Commencing at a Railroad Spike at the intersection of said Kaufman Road and said Lafayette-Plain City Road;

Thence N38°43'38"E, 1702.91 feet, along the centerline of said Lafayette-Plain City Road, to a MAGNail™ found at the southeast corner of a property in the name of Howard E. and Tracey L. Troyer (Deed Book 292, Page 783),

Thence N39°18'54"E, 457.04 feet, along the centerline of the said Lafayette-Plain City Road, passing a Railroad Spike found at 201.30 feet at the northeast corner of the said Howard E. Troyer property, and continuing along the southeast line of the said Jonas N. Troyer property, to a MAGNail™ set at the southeast corner of the said 0.570 acre parcel, at the TRUE POINT OF BEGINNING;

Thence N56°45'39"W, 354.74 feet, passing the R/W of said Lafayette-Plain City Road at 25.14 feet, and an Iron Pin set at 30.00 feet, to an Iron Pin set;

Thence N39°18'05"E, 320.45 feet, passing a 5/8 inch Iron Pin found with an ID cap engraved *ELLIOTT PS7759* at 70.40 feet at the westernmost corner of the said 2.025 acre parcel, to a 5/8 inch Iron Pin found with an ID cap engraved *ELLIOTT PS7759* at the westernmost corner of a property in the name of Travis and Martha Engel (O.R. 326, Page 2397);

Thence S56°45'27"E, 354.80 feet, along the southwest line of said Engel property, passing a 5/8 inch Iron Pin with a cap engraved *ELLIOTT PS7759* at 324.80 feet, to a MAGNail™ found in the centerline of said Lafayette-Plain City Road;

Thence S39°18'54"W, 320.43 feet, along the centerline of said Lafayette-Plain City Road, passing a MAGNail™ found at 250.03 feet at the southernmost corner of the said 2.025 acre parcel, to the TRUE POINT OF BEGINNING.

Said Lot Split contains 2.595 acres, 0.570 acres from the said 70.329 acre *The Troyer Family Trust* property and 2.025 acres from the said Norman M. and M. Renee Troyer parcel, located in V.M.S. 10469 and is subject to all easements and Rights-of-way of record. The **BASIS OF BEARINGS is N38°43'38"E** as measured along the Centerline of Lafayette-Plain City Road (County Road 5) between the railroad spike found at the intersection of said Kaufman Road (Twp. Rd. 153) and a MAGNail found at the southeast corner of the said Howard E. & Tracey L. Troyer property. The bearing was established using GPS survey data adjusted to State Plane Coordinates 3402 OHIO SOUTH (NAD83 (2011)). All monuments set are 5/8 inch diameter steel rebar with plastic identification caps labeled *ELLIOTT PS7759* unless otherwise noted. This description is based on a survey performed in December 2017 by Casey Elliott, PS7759 State of Ohio. This survey and description meet the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code and is not valid unless signed by the surveyor.



Casey C. Elliott 04/16/2018
Casey C. Elliott, PS 7759, State of Ohio