

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 2/7/2025

PID 119988

PARCEL 17-WD
WYA-CAREY SAFE ROUTES TO SCHOOL PHASE 2
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
VILLAGE OF CAREY, WYANDOT COUNTY, OHIO

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in the Northwest Quarter of Section 21, Town 1 South, Range 13 East, Village of Carey, Wyandot County, Ohio and being a part of Lot 1 of the Snyder Park Addition as shown on Plat Cabinet A, Slides 410 to 412, on record as of the date this survey was prepared, in Official Record 25, Page 601, of the Wyandot County, Ohio Recorder's Office and lying on the right side of the centerline of right-of-way of Yule Tree Drive as shown on WYA-CAREY SAFE ROUTES TO SCHOOL PHASE 2 right-of-way plans on file at the Village of Carey, Ohio, and being more particularly described as follows:

Beginning at an iron pin found at the southwest corner of said Lot 1 and being at the intersection of the east right-of-way line of Yule Tree Drive and the north right-of-way line of Crabapple Drive and being the **PLACE OF BEGINNING** of the parcel herein described with said point and being 30.69 feet right of and perpendicular to centerline of right-of-way Station 30+59.03;

Thence **North 00°-07'-14" West, 7.22 feet**, along the existing east right-of-way line of Yule Tree Drive to an iron pin with cap set on the new right-of-way line of Yule Tree Drive and being 33.63 feet right of and perpendicular to centerline of right-of-way Station 30+63.05;

Thence **South 40°-45'-59" East, 9.64 feet**, along the new right-of-way line of Yule Tree Drive to an iron pin with cap set on the north right-of-way line of Crabapple Drive and being 36.53 feet right of and perpendicular to centerline of right-of-way Station 30+57.64;

Thence **North 89°-15'-03" West, 6.28 feet**, along the north right-of-way line of Crabapple Drive to the **PLACE OF BEGINNING**.

Containing in all 0.001 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.001 acres, more or less, subject to all legal easements and rights-of-way.

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The above described area is part of currently assigned Wyandot County Auditor's Parcel Number 10-1495-0000-00.

Bearings are based on Grid North of the Ohio County Coordinate System of NAD83 (2011 adjustment) - Wyandot County. For complete Survey Parameters and basis of stationing, see the said Centerline Plat for this project on file at the Village of Carey, Ohio.

All iron pins set are 3/4" x 30" rebar with a 1-1/2" diameter aluminum cap stamped "ODOT OR LPA R/W CHOICE ONE ENG PS 8254".

The above description was prepared by Wesley D. Goubeaux, Ohio Professional Surveyor Number 8254 and based upon a survey performed by Choice One Engineering as shown on said Centerline Plat and right-of-way plans WYA-CAREY SAFE ROUTES TO SCHOOL PHASE 2, dated February, 2025 as cited herein.


Wesley D. Goubeaux, PS #8254



Date 2/7/2025
17-WD

Parcel 17WD

North: 362713.2017' East: 141972.2402'

Segment #1: Line

Course: N0°07'14"W Length: 7.22'

North: 362720.4217' East: 141972.2250'

Segment #2: Line

Course: S40°45'59"E Length: 9.64'

North: 362713.1206' East: 141978.5197'

Segment #3: Line

Course: N89°15'03"W Length: 6.28'

North: 362713.2027' East: 141972.2403'

Perimeter: 23.13' Area: 0.001acres

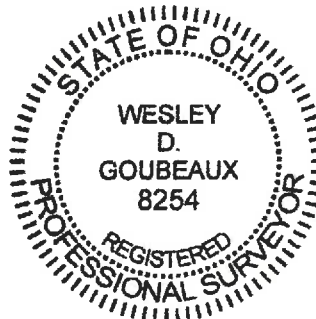
Error Closure: 0.0010 Course: N2°14'40"E

Error North: 0.00097 East: 0.00004

Precision 1: 23140.00

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