



**EXHIBIT 'A'**  
**Boundary Description for**  
**Parcel No. 40-00175.000**  
**Village of Mount Eaton, County of Wayne, State of Ohio**  
**December 13, 2018**

Situated in the Village of Mount Eaton, County of Wayne and State of Ohio and known as being part of the Northwest Quarter of Section Number 15, Township 15, Range 11;

Also known as being all of a 0.53 acre parcel of land conveyed to John H. & Viola R. Miller by deed filed June 21, 1993 in O.R. Vol. 698, Page 830 of Wayne County Recorder's Records and is bounded and described as follows:

Beginning at the northeasterly corner of the Northwest Quarter of Section 15; thence South  $00^{\circ}37'49''$  East, along the easterly line of the Northwest Quarter of Section 15, 1089.10 feet to a 3/4 inch pinched iron pipe found at the southeasterly corner of a 0.952 acre parcel of land conveyed to Lester J. Miller by deed recorded on November 29, 2011 in O.R. Volume 696, Page 1021 of Wayne County Recorder's Records; thence North  $65^{\circ}52'49''$  West along the southerly line of land so conveyed to Lester J. Miller, 162.51 feet to a 5/8 by 30 inch iron pin set, with cap marked "TGC 7631-8557", at the northwest corner of a 0.730 acre parcel of land conveyed to Earnest E. & Dolores Raber by deed filed November 6, 2000 in O.R. Volume 304, Page 816 of Wayne County Recorder's Records, and the PRINCIPAL PLACE OF BEGINNING of the parcel herein to be described;

1. thence South  $25^{\circ}30'43''$  West, along the westerly line of land so conveyed to Earnest E. & Dolores Raber, 244.99 feet to the southwesterly corner thereof, said point being on the centerline of Chestnut Street (S.R. 241), 50 feet in width, having passed through a 5/8 inch iron pin found, with cap marked "Rudolph 6449" at 219.99 feet on the northerly right of way line of Chestnut Street;

TGC ENGINEERING + 1310 SHARON COPLEY RD + P.O. BOX 37 + SHARON CENTER, OH 44274

P + 330.590.8004  
F + 888.820.8423

TGCENGINEERING.COM  
TCRANE@TGCENGINEERING.COM

2. thence North 65°12'30" West, along the centerline of Chestnut Street, 99.30 feet to a point thereon at the southeasterly corner of a 0.278 acre parcel of land conveyed to Nelson A. Miller by deed recorded November 14, 1989 in O.R. Volume 657, Page 340 of Wayne County Recorder's Records;
3. thence North 25°30'41" East, along the easterly line of land so conveyed to Nelson A. Miller, 243.83 feet to a 5/8 by 30 inch iron pin set with cap marked "TGC 7631-8557" at a point on the southerly line of land so conveyed to Lester J. Miller, having passed through a 5/8 inch iron pin found at 25.00 feet on the northerly right of way line of Chestnut Street;
4. thence South 65°52'49" East along the southerly line of land so conveyed to Lester J. Miller, 99.32 feet to the Principal Place of Beginning, containing 24,268 square feet or 0.557 acres of land, more or less, according to a survey by Jeremy M. Sack, P.S. No. S-8557, for TGC Engineering, LLC in December, 2018. Subject to all highways, easements and covenants of legal record.

Bearings are based on Ohio State Plane Coordinate System, North Zone, NAD 1983, ground.

SEE SURVEY " WW " - 406

PP# 40-00175.000



TGC ENGINEERING + 1310 SHARON COPLEY RD + P.O. BOX 37 + SHARON CENTER, OH 44274

P + 330.590.8004  
F + 888.820.8423

TGCENGINEERING.COM  
TCRANE@TGCENGINEERING.COM