

EXHIBIT A

DESCRIPTION
LACUTE SPLIT

Situated in Farm Lot 3, Quarter Section 4, Township 3N, Range 17W, United States Military Lands, Township of Genoa, County of Delaware, State of Ohio, and being part of that 2.737 acre parcel conveyed to Mario & Ann LaCute, as recorded in Official Record Volume 1363, at Page 1874, all references are the Records of the Delaware County Recorder, said parcel being further described as follows:

Commencing at a 5/8" dia. iron pin found at the northwest corner of Lot 4899 of Eagle Trace, Phase 1, as recorded in Plat Cabinet 2, Page 327 of the Plat Records, said point also being at the northeast corner of the Balwinder Kaur Sandhu 1.116 acre parcel, as recorded in Official Record Volume 2104, at Page 1750, said point being the **True Point of Beginning** for the parcel herein described;

Thence, South 40° 26' 57" East, 224.16 feet, along the west line of said Lot 4899, and west line of Lots 4900 and 4901 of said Eagle Trace, Phase 1, passing a 5/8" dia. iron pin found at 166.00 feet, to a 3/4" O.D. iron pipe found;

Thence, South 04° 33' 30" West, 31.09 feet, along the west line of said Lot 4901, to a 5/8" dia. iron pin found at the northwest corner of Lot 4902 of said Eagle Trace, Phase 1;

Thence, across said LaCute parcel, South 82° 15' 09" West, 161.85 feet, to a 5/8" dia. iron pin found at the southeast corner of said Sandhu parcel;

Thence, North 04° 27' 23" East, 224.07 feet, along the east line of said Sandhu parcel, to the **True Point of Beginning**.

Containing 0.463 acres, more or less, subject to all legal highways, all limitations of public access to highways, leases, zoning regulations, easements of record and restrictive covenants.

Part of Parcel Number 317-423-01-003-000

Bearings are based on the west line of Lot 4900 of Eagle Trace, Phase 1, being South 40° 26' 57" East, Ohio State Plane Grid, South Zone NAD83(2011).

This Description is based on a survey made under the direct supervision of Todd D. Willis in June 2025, Reg. Surveyor No. 7996. Phone No. 740-739-4030, Willis Engineering & Surveying.

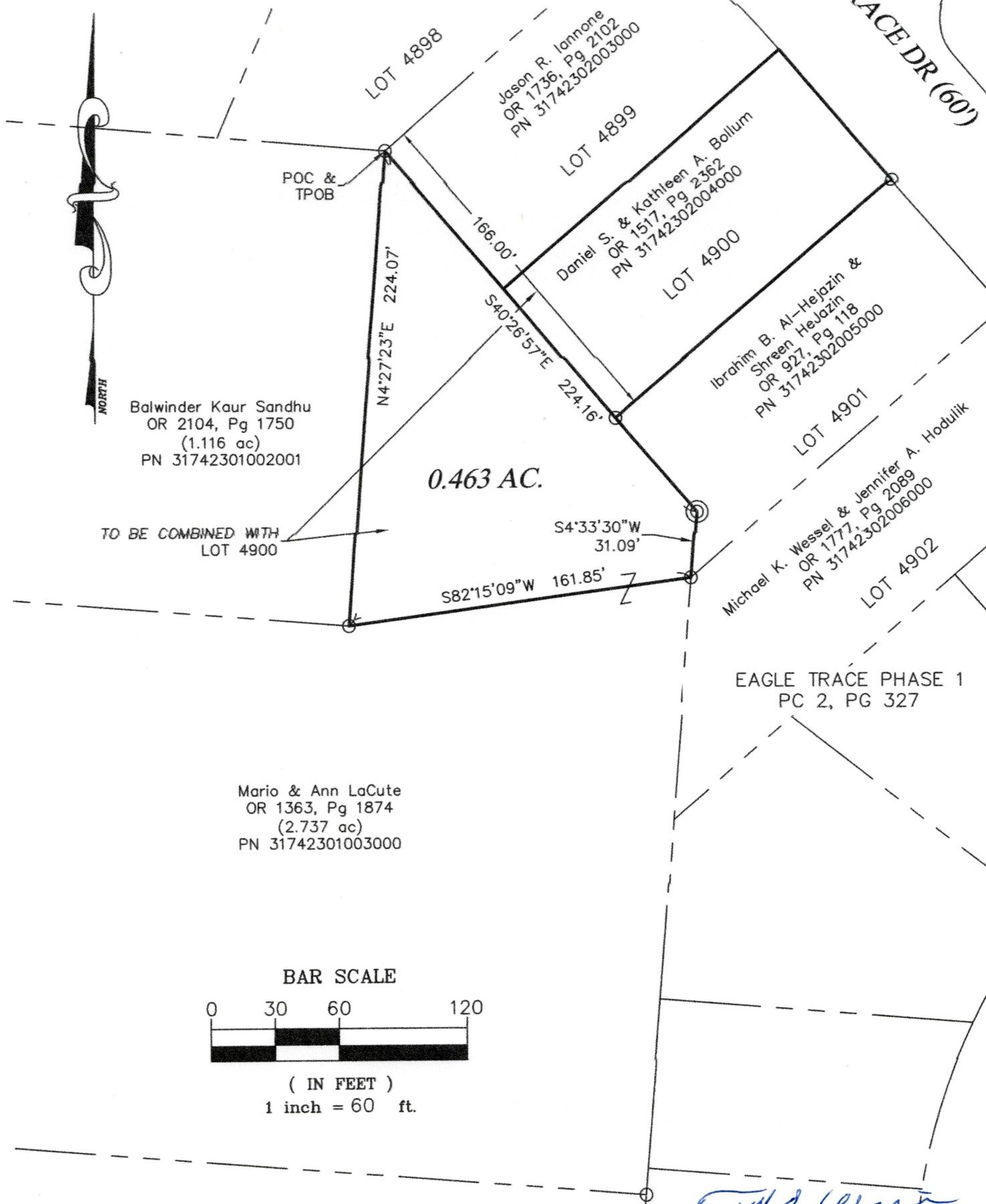
The herein described 0.463 acres shall not constitute an independent building site separate from the Grantees' adjacent parcel or transferred as an independent principal building parcel in the future unless approved as such in accordance with applicable Subdivision Regulations of Delaware County. This parcel is to be combined with Auditor's Parcel Number 317-423-02-004-000".

Todd D. Willis
6-23-2025



PLAT OF SURVEY LACUTE SPLIT

SITUATED IN FARM LOT 3, QUARTER SECTION 4, TWP 3N, RANGE 17W,
U.S.M.L.,
GENOA TOWNSHIP, DELAWARE COUNTY, OHIO



PERTINENT RECORDS USED
Deeds & Plat as shown

LEGEND

- 5/8" Dia. Iron Pin Found
- ⊙ 3/4" O.D. Iron Pipe Found
- Iron Pin Set 5/8" Dia x 30" L rebar w Org ID Cap
- Stamped Willis S-7996

BASIS OF BEARINGS

West line of Lot 4900, Eagle Trace, Phase 1, being
S 40° 26' 57" E,
Ohio State Plane Grid, South Zone, NAD83(2011)

PROJ. NO. 25119

I hereby certify that this plat represents a true and accurate survey made under my direct supervision of the parcel herein shown and all measurements were made in accordance with Chapter 4733-37 of the Ohio Administrative Code.



WES
WILLIS ENGINEERING & SURVEYING

12512 West Bank Dr
Millersport, OH 43046



Todd D. Willis, PS
Reg. No. S-7996
740-739-4030