

SCIOTO LAND SURVEYING SERVICE

A
CIVIL
SOLUTIONS
COMPANY

173 North Sandusky Street

Delaware, Ohio 43015

740.369.7577

kcoffman@civilsolutions.net

EXHIBIT A

Description of a 2.675 acre tract for
The Helmbright Family Trust

November 10, 2025

Situated in the Township of Kingston, County of Delaware, State of Ohio, being part of Farm Lot 7 in Quarter-Township 3, Township 5, Range 17 of the United States Military Lands, being part of the 7.978 acre remainder of an original 8.937 acre tract conveyed to The Helmbright Family Trust in Official Records Volume 2161, Page 1783 and being more particularly described as follows:

COMMENCING at a 3/4" iron pipe found at the southeast corner of a 64.103 acre tract conveyed to The Proicou Family Limited Partnership in Official Records Volume 31, Page 36, also being the southeast corner of Farm Lot 7, also being a northeast corner of the 144.720 acre tract conveyed to The Board of Trustees of Kingston Township in Official Records Volume 1045, Page 2710, also being the northeast corner of Farm Lot 6, being on the west line of Quarter-Township 4, Township 5, Range 17;

thence along the north line of the said 144.720 acre tract, also being the north line of Farm Lot 6, also being the south line of the said 64.103 acre tract and Farm Lot 7 **North 86° 17' 38" West 1981.94 feet** to a 5/8" iron bar found (SLSS), being the southeast corner of an 8.070 acre tract conveyed to Edward T. and Dema L. Rankin in Official Records Volume 2164, Page 320;

thence along the east line of the said 8.070 acre tract **North 02° 39' 42" East 1604.88 feet** to a railroad spike found in the centerline of Township Road 70 (Twigg-Hupp Road);

thence along the north line of the said 8.070 acre tract, also being the centerline of Township Road 70 **North 85° 58' 53" West 60.02 feet** to a MAG nail found, being the **TRUE POINT OF BEGINNING** of the following described tract;

thence along a west line of the said 8.070 acre tract **South 02° 39' 42" West 700.00 feet** to a 5/8" iron bar found (SLSS);

thence along a north line of the said 8.070 acre tract **North 85° 34' 42" West 165.48 feet** to an iron bar set;

thence **North 03° 19' 12" East 473.74 feet** to an iron bar set;

thence **North 85° 58' 53" West 15.00 feet** to an iron bar set;

thence **North 02° 39' 42" East 225.00 feet** to a MAG nail set in the centerline of Township Road 70 (passing an iron bar set at 194.99 feet);

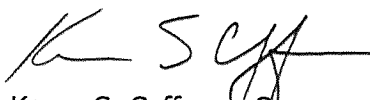
thence along the said centerline of Township Road 70 **South 85° 58' 53" East 175.00 feet** to the **TRUE POINT OF BEGINNING**;

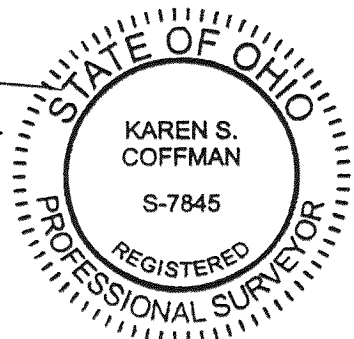
containing 2.675 acres, more or less;

subject to all easements, restrictions, and rights-of-way, if any, of record;

Surveyed by Karen S. Coffman, Surveyor, Registration Number 7845 on November 10, 2025. Basis of bearings is the Ohio State Plane Coordinate System – Ohio North Zone (NAD 83) by GPS observation, referenced to the ODOT VRS Network. All iron bars set are 5/8" in diameter with a plastic cap marked "SLSS PS 7845".

DESCRIPTION FOR CLOSING ONLY	
<input checked="" type="checkbox"/> RPC Approval Required	LAW
<input type="checkbox"/> Municipal Approval Required	
Delaware County Engineer	


Karen S. Coffman, Surveyor
Registration No. 7845

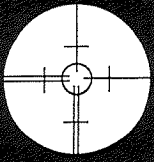


Approved
Delaware County
Regional Planning Commission
No Plat Required

Record By JUNE 9, 2026

RPC # 25-108-S

Signed 



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PLAT OF SURVEY FOR

THE HELMBRIGHT FAMILY TRUST

PART OF FARM LOT 7, QUARTER-TOWNSHIP 3,
TOWNSHIP 5, RANGE 17, U.S.M.L.
KINGSTON TOWNSHIP, DELAWARE COUNTY, OHIO

7.978 Ac. REMAINDER OF AN ORIGINAL 8.937 Ac.

O.R.V. 2161, PG. 1783

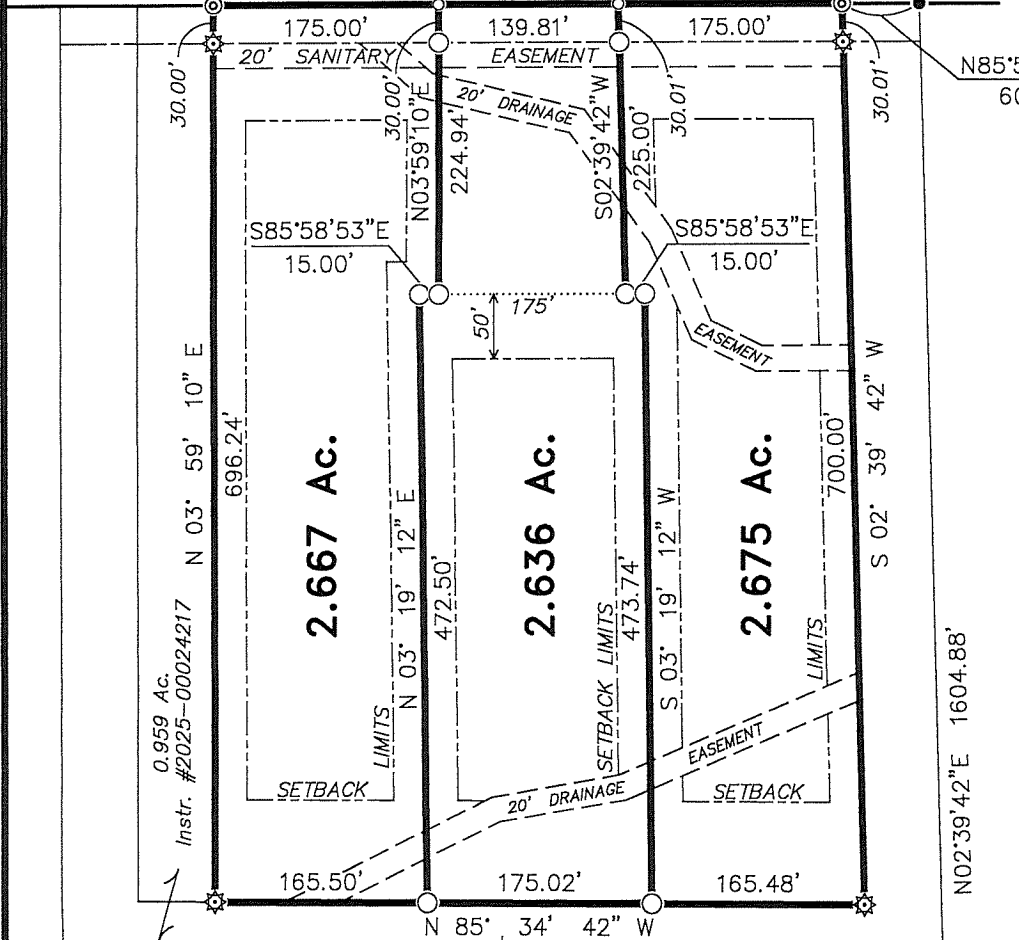
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RPC # 25-108-S

Signed Karen S. Coffman

TWP. RD. 70 S 85° 58' 53" E TWIGG-HUPP ROAD



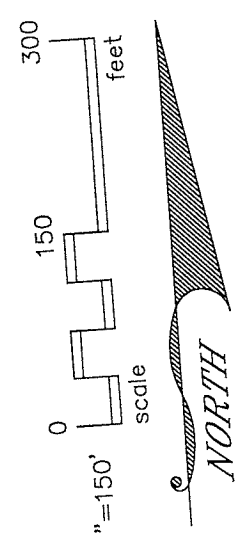
LEGEND

- Railroad Spike Found
- ⊙ MAG Nail Found
- 3/4" Iron Pipe Found
- ⊛ 5/8" Iron Bar Found (SLSS)
- MAG Nail Set
- 5/8" Iron Bar Set with a plastic cap marked "SLSS PS 7845"

0.959 Ac.
Instr. #2025-00024217
N 03° 59' 10" E
696.24'
2.667 Ac.
N 03° 19' 12" E
472.50'
N 85° 34' 42" W
165.50'
Rajesh Kumar &
Garima Rai, Trustees
8.097 Ac.
O.R.V. 2166, PG. 2364

2.636 Ac.
473.74'
S 03° 19' 12" W
175.02'
Edward T. & Dema L. Rankin
8.070 Ac.
O.R.V. 2164, PG. 320

The Proicou Family Limited Partnership
64.103 Ac.
O.R.V. 31, PG. 36



RECORDS USED
Deeds as shown.

BASIS OF BEARINGS
The State Plane Coordinate
System - Ohio North Zone (NAD 83)
By GPS observation, referenced to
the ODOT VRS Network.

The Board of Trustees of Kingston Township
144.720 Ac.
O.R.V. 1045, PG. 2710

FARM LOT 7
1981.94'
N86°17'38"W
FARM LOT 6

17 - 5 - 3
17 - 5 - 4

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND THAT SAID SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ROAD RIGHT-OF-WAY IS ASSUMED AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY UNLESS OTHERWISE NOTED. EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAY, IF ANY, NOT LOCATED UNLESS NOTED.

Karen S. Coffman
KAREN S. COFFMAN, SURVEYOR
Registration No. 7845

NOVEMBER 10, 2025
DATE OF SURVEY

