

EXHIBIT A

RX 270 SH

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Rev. 06/09

Ver. Date 11/20/24

PID 120371

PARCEL 3-SH MOT-SR 725/JAMAICA-TSG PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

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]

Situated in the Township of Miami, County of Montgomery, State of Ohio, and being part of Section 4, Town 2, Range 5 East, and being a part of a 3.330 acre parcel as conveyed to Thomas V. Campbell, III, by I.R. Deed 17-048498, all references to Montgomery County Recorder's office, Montgomery County, Ohio. With stations and offsets referenced to the centerline plat MOT-SR 725/JAMAICA-TSG as the same is recorded in Plat Book _____, Page _____ of the Montgomery County, Ohio Recorder's Office, and being more particularly described as follows:

Being a parcel of land lying on the left side of the existing centerline of right-of-way of State Route 725 (Upper Miamisburg Road) and the right side of the existing centerline of right-of-way of Jamaica Road, as shown and delineated upon the right-of-way plans designated MOT-SR 725/JAMAICA-TSG prepared for the Ohio Department of Transportation, and being located within the following described points in the boundary thereof;

Beginning, for reference, at the Grantor's southwesterly corner marked by a stone found in a monument box at the southwest corner of Section 4, the northwest corner of Section 9 and the intersection of the centerline of right-of-way of State Route 725 (Upper Miamisburg Road) and the centerline of right-of-way of Jamaica Road, Montgomery County Engineer's Office Section Corner Monument Record No. 0603;

Thence along the Grantor's southerly line, the southerly line of Section 4, the northerly line of Section 9, and the centerline of State Route 725 (Upper Miamisburg Road), South 89° 25' 59"

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East a distance of 56.55 feet to a magnetic nail set in said line being at Station 469+84.00 in said State Route 725 (Upper Miamisburg Road) centerline;

Thence leaving said line North 00° 34' 01" East a distance of 30.00 feet to an iron pin set in the northerly right-of-way line of State Route 725 (Upper Miamisburg Road) being 30.00 feet left of Station 469+84.00 in said State Route 725 (Upper Miamisburg Road) centerline and being the **TRUE POINT OF BEGINNING** of the parcel herein conveyed;

Thence along the northerly right-of-way line of State Route 725 (Upper Miamisburg Road) **North 89° 25' 59" West** a distance of **36.65 feet** to a magnetic nail set at the intersection of the northerly right-of-way line of State Route 725 (Upper Miamisburg Road) and the easterly right-of-way line of Jamaica Road, being 30.00 feet left of Station 469+47.35 in said State Route 725 (Upper Miamisburg Road) centerline and 20.00 feet right of Station 223+11.53 in said Jamaica Road centerline;

Thence along the easterly right-of-way line of Jamaica Road **North 00° 21' 42" East** a distance of **29.00 feet** to an iron pin set in said line being 59.00 feet left of Station 469+47.25 in said State Route 725 (Upper Miamisburg Road) centerline and 20.00 feet right of Station 223+40.52 in said Jamaica Road centerline;

Thence leaving said line along a new line across the Grantor's tract the following two (2) courses:

- 1) **South 89° 25' 59" East** a distance of **36.75 feet** to an iron pin set 59.00 feet left of Station 469+84.00 in said State Route 725 (Upper Miamisburg Road) centerline;
- 2) **South 00° 34' 01" West** a distance of **29.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.024 acres, of which the present road occupies 0.000

The above described tract is located in Montgomery County Auditor's Parcel Number K45 02502 0091.

The bearings found herein are based on Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Control for the bearings shown herein was determined by GPS observations using the ODOT Real-Time-Network. Bearings are shown to indicate angle only and are for project use only.

Monuments referred to as iron pins set are 3/4" diameter x 30" long iron bars with a 2" diameter aluminum cap marked "ODOT R/W, P.S. 7357". Right-of-way monuments called for as set herein will be set upon the completion of the acquisition process.

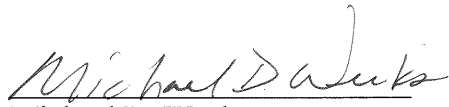
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This Legal Description was prepared from a survey by Carpenter Marty Transportation, Inc., dated February 2024, and written by Michael D. Weeks, P.S. Professional Land Surveyor, State of Ohio Registration Number 7357. The survey of which is filed in Volume 2024, 339, of the Montgomery County Engineer's Office.



Michael D. Weeks

Professional Surveyor S-7357

11-20-2024

Date

