

EXHIBIT A

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Ver. Date 9/23/25

PID 114968

PARCEL 10-CH ASD-71-13.75

PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL

A perpetual easement for the construction and maintenance of a perpetual watercourse, ditch, channel or other drainage facility upon the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (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 part of the Southwest Quarter, Section 34, Jackson Township, T-23-N, R-15-W, Ashland County, State of Ohio and being part of a record 5.658 acre parcel known as Parcel "F-1" in the Ashland County Tax Map Records, as conveyed to Kara L. Thomas, Trustee, or her successors in trust, under the Hartsel Irrevocable Legacy Trust, dated August 30, 2012 by Deed O.R. 730, Page 584 and being a parcel of land lying on the right side of the centerline of right of way of Interstate 71 and being more particularly described as follows:

Commencing at a 3/4-inch iron pin found marking the Southwest Corner of Section 34, offset 707.66 feet right of Station 721+88.52 of the centerline of right of way of Interstate 71.

Thence along the eastern boundary of Section 33 and the western boundary of Section 34 North 01 degrees 02 minutes and 52 seconds West a distance of 604.44 feet to a calculated point on the right of way, offset 165.00 feet right of Station 724+64.62 of the centerline of right of way of Interstate 71 and referenced by a 5/8-inch iron pin located a distance of 0.24 feet North 01 degrees 02 minutes and 52 seconds West and offset 164.78 feet right of Station 724+64.72 of the centerline of right of way of Interstate 71;

Thence along the right of way a curve to the right having a radius of 12,112.67 feet, a delta angle of 01 degrees 10 minutes 06 seconds, an arc length of 247.02 feet, and subtended by a chord bearing North 64 degrees 02 minutes 31 seconds East a distance of 247.01 feet to a point offset 165.00 feet right of Station 727+15.00 of the centerline of right of way of Interstate 71 and being the Principal Point of Beginning of the parcel herein described:

1) Thence along a curve to the right having a radius of 12,112.67 feet, a delta angle of 00 degrees 10 minutes 31 seconds, an arc length of **37.06 feet**, and subtended by a chord bearing **North 64**

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degrees 37 minutes 35 seconds East a distance of 37.06 feet to a point offset 165.00 feet right of Station 727+52.56 of the centerline of right of way of Interstate 71;

2) **Thence South 25 degrees 11 minutes and 55 seconds East** a distance of **15.00 feet** to a point 180.00 feet right of Station 727+52.56 of the centerline of right of way of Interstate 71;

3) **Thence North 64 degrees 58 minutes and 35 seconds East** a distance of **73.90 feet** to a point 180.00 feet right of Station 728+27.56 of the centerline of right of way of Interstate 71;

4) **Thence North 24 degrees 50 minutes and 55 seconds West** a distance of **15.00 feet** to a point 165.00 feet right of Station 728+27.56 of the centerline of right of way of Interstate 71;

5) Thence along a curve to the right having a radius of 12,112.67 feet, a delta angle of 00 degrees 09 minutes 05 seconds, an arc length of **32.00 feet**, and subtended by a chord bearing **North 65 degrees 13 minutes 38 seconds East** a distance of 32.00 feet to a point offset 165.00 feet right of Station 728+60.00 of the centerline of right of way of Interstate 71;

6) **Thence South 19 degrees 46 minutes and 29 seconds West** a distance of **56.14 feet** to a point 205.00 feet right of Station 728+20.00 of the centerline of right of way of Interstate 71;

7) **Thence South 64 degrees 57 minutes and 10 seconds West** a distance of **68.83 feet** to a point 205.00 feet right of Station 727+50.00 of the centerline of right of way of Interstate 71;

8) **Thence North 66 degrees 02 minutes and 51 seconds West** a distance of **52.81 feet** to a point 165.00 feet right of Station 727+15.00 of the centerline of right of way of Interstate 71 to the **Principal Point of Beginning** and enclosing an area of 0.068 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.068 acres, more or less, subject to all legal easements and rights of way and is from Ashland County Auditor's Parcel No. D12-034-0-0007-01.

The bearings referred to herein are relative to grid north of the Ohio State Plane Coordinate System, North Zone NAD 83 (2011) Datum from GPS observations of the ODT VRS GPS System in September 2022 by the ODOT District Three Survey Department and are for the purpose of defining angular measurements.

The stations referred to herein are from the centerline of right of way of Interstate 71.

This description was prepared and reviewed under the supervision of Jamie D. Darr, P.S. 7755 from surveys made by ODOT.

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Date: _____

Jamie D. Darr, P.S. 7755