

EXHIBIT A

RX 270 SH

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Ver. Date 07/31/25

PID 114957

**PARCEL 10-SH
LOR-252-3.65
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 State of Ohio, County of Lorain, Township of Columbia, and being a part of Original Lot 37, Township 5 North, Range 15 West and also being a part of a 13.690 acre parcel conveyed to Shirley Hahn and William Loeb, Jr., the Successor Trustee under the William Loeb, Sr. and Jeanette Loeb Trust, dated July 25, 1997 as recorded in Instrument Number 2010-0351054 of the Lorain County Recorder's Office and being a parcel of land lying on the left side of the centerline of right of way of State Route 252 further bounded and described as follows:

Commencing for reference at a point marking the intersection of the north line of Original Lot 37, the south line of Original Lot 38 and the centerline of right of way of State Route 252 at Station 200+20.58, said point being referenced by a 3/4 inch iron pin found North 89 degrees 35 minutes 37 seconds West a distance of 3.83 feet;

Thence along the centerline of right of way of State Route 252 South 07 degrees 23 minutes 06 seconds West a distance of 470.58 feet to a mag nail spike set at Station 195+50.00 of the centerline of right of way of State Route 252, and being the **Principle Point of Beginning** for the parcel herein described;

1) Thence continuing along the centerline of right of way of State Route 252 and the easterly line of said 13.690 acre parcel **South 07 degrees 23 minutes 06 seconds West** a distance of **235.00 feet** to a mag nail spike set at 193+15.00 of the centerline of right of way of State Route 252;

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2) Thence North 82 degrees 36 minutes 54 seconds West a distance of **30.00 feet** to an iron pin set on the existing westerly right of way line of State Route 252 at 30.00 feet left of Station 193+15.00 of the centerline of right of way of State Route 252;

3) Thence North 32 degrees 05 minutes 12 seconds West a distance of **110.12 feet** to an iron pin set at 100.00 feet left of Station 194+00.00 of the centerline of right of way of State Route 252;

4) Thence North 07 degrees 23 minutes 06 seconds East a distance of **65.00 feet** to an iron pin set at 100.00 feet left of Station 194+65.00 of the centerline of right of way of State Route 252;

5) Thence North 46 degrees 51 minutes 27 seconds East a distance of **110.11 feet** to an iron pin set on the existing westerly right of way line of State Route 252 at 30.00 feet left of Station 195+50.00 of the centerline of right of way of State Route 252;

6) Thence South 82 degrees 36 minutes 54 seconds East a distance of **30.00 feet** to the **Principle Point of Beginning**, and enclosing an area of 0.403 acres, more or less of which the present road occupies 0.162 acres, resulting in a net take area of 0.241 acres, and is from the Lorain County Auditor's Parcel No. 12-00-037-000-065.

The iron pins set are ¾ inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked "ODOT R/W – District 3".

The bearings referred to herein are relative to grid north of the ODOT Lorain OCCS, North Zone NAD 83 (2011) Datum from GPS observations of the ODT VRS GPS System in February 2024 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 State Route 252.

This description was prepared and reviewed under the supervision of Scott J. Hawkins, P.S. 8429 from surveys made by ODOT.

Date: 07/31/2025


Scott J. Hawkins, P.S. 8429

