

EXHIBIT A

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Ver. Date 07/31/25

PID 114957

**PARCEL 11-SH2
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 1.090 acre parcel conveyed to Martin G. Mole and Donna J. Mole as recorded in Instrument Number 558253-1371 of the Lorain County Recorder's Office and being a parcel of land lying on the right 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 ¾ 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 603.06 feet to a mag nail spike set at the northwest corner of said 1.090 acre parcel and the southwest corner of a 6.540 acre parcel conveyed to Martin G. Mole and Donna J. Mole as recorded in Instrument Number 558254-1371 of the Lorain County Recorder's Office at Station 194+17.55 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 along the northerly line of said 1.090 acre parcel and the southerly line of said 6.540 acre parcel **North 89 degrees 40 minutes 20 seconds East** a distance of **85.78 feet** to an iron pin set at 85.00 feet right of Station 194+29.07 of the centerline of right of way of State Route 252;

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2) Thence South 24 degrees 17 minutes 07 seconds West a distance of **137.49 feet** to an iron pin set on the southerly line of said 1.090 acre parcel and the northerly line of a 1.090 acre parcel conveyed to Martin G. Mole and Donna J. Mole as recorded in Instrument Number 558252-1371 of the Lorain County Recorder's Office at 45.00 feet right of Station 192+97.11 of the centerline of right of way of State Route 252;

3) Thence along the southerly line of said 1.090 acre parcel and the northerly line of said 1.090 acre parcel **South 89 degrees 40 minutes 20 seconds West** passing through an iron pin set on the existing easterly right of way line of State Route 252 at 15.12 feet, for a total distance of **45.34 feet** to a mag nail spike set at the southwest corner of said 1.090 acre parcel and the northwest corner of said 1.090 acre parcel also being on the centerline of right of way of State Route 252 at Station 192+91.43;

4) Thence along the westerly line of said 1.090 acre parcel and the centerline of right of way of State Route 252 following the arc of a curve to the right a distance of **13.06 feet**, said curve having a radius of 819.02 feet a central angle of 00 degrees 54 minutes 49 seconds, and being subtended by a **13.06 foot chord bearing North 06 degrees 55 minutes 41 seconds East** to a monument box with a 1" iron pin set at Station 193+04.49 of the centerline of right of way of State Route 252;

5) Thence continuing along the westerly line of said 1.090 acre parcel and the centerline of right of way of State Route 252 **North 07 degrees 23 minutes 06 seconds East** a distance of **113.07 feet** to the **Principle Point of Beginning**, and enclosing an area of 0.188 acres, more or less of which the present road occupies 0.087 acres, resulting in a net take area of 0.101 acres, and is from the Lorain County Auditor's Parcel No. 12-00-037-000-053.

The iron pins set are $\frac{3}{4}$ 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.

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Scott J. Hawkins
Scott J. Hawkins, P.S. 8429

