

EXHIBIT A

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Ver. Date 07/31/25

PID 114957

**PARCEL 11-U1
LOR-252-3.65
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF
STATE OF OHIO DEPARTMENT OF TRANSPORTATION**

The easement right herein granted shall include the right to install, remove, construct, reconstruct, inspect, locate, relocate, repair, rephase, operate and permanently maintain on, over, across, above, through and/or under or in the subsurface or underground of the premises described below ("Easement Area"), and/or in or upon all public streets, roads, or highways abutting the Easement Area, any and all reasonably necessary or convenient appurtenances used for or in conjunction with any utility, such as but not limited to electric, natural gas, water, sewer and telephone or other communication lines, deemed necessary by Grantee or any of its assigns.

Grantor retains and reserves the right to use such portions of the Easement Area between any utility structures and/or above any utility facilities, provided that such use does not interfere with or obstruct the rights herein granted; and Grantor agrees that no building, obstruction or impediment of any kind shall be placed within the Easement Area without the prior written consent of the Grantee, which consent will not be withheld unreasonably.

[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 558252-1371 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 716.09 feet to a monument box with a 1 inch iron pin set at Station 193+04.49 of the centerline of right of way of State Route 252:

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Thence continuing along the centerline of right of way of State Route 252 following the arc of a curve to the left 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 South 06 degrees 55 minutes 41 seconds West to a mag nail spike set at the northwest corner of said 1.090 acre parcel and the southwest corner 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 at Station 192+91.43 of the centerline of right of way of State Route 252;

Thence along the northerly line of said 1.090 acre parcel and the southerly line of said 1.090 acre parcel North 89 degrees 40 minutes 20 seconds East a distance of 30.22 feet to an iron pin set on the existing easterly right of way line of State Route 252 at 30.00 feet right of Station 192+95.14 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 northerly line of said 1.090 acre parcel and the southerly line of said 1.090 acre parcel **North 89 degrees 40 minutes 20 seconds East** a distance of **15.12 feet** to an iron pin set at 45.00 feet right of Station 192+97.11 of the centerline of right of way of State Route 252;

2) Thence South 14 degrees 02 minutes 30 seconds West a distance of **84.42 feet** to a point on the existing easterly right of way line of State Route 252 at 30.00 feet right of Station 192+10.00 of the centerline of right of way of State Route 252;

3) Thence along the existing easterly right of way line of State Route 252 following the arc of a curve to the right a distance of **82.02 feet**, said curve having a radius of 789.02 feet a central angle of 05 degrees 57 minutes 22 seconds, and being subtended by an **81.98 foot chord bearing North 03 degrees 45 minutes 11 seconds East** to the **Principle Point of Beginning**, and enclosing an area of 0.016 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take area of 0.016 acres, and is from the Lorain County Auditor's Parcel No. 12-00-037-000-051.

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 ODOT 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.

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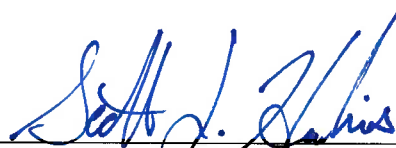
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This description was prepared and reviewed under the supervision of Scott J. Hawkins, P.S. 8429 from surveys made by ODOT.

Date: 07/31/2025



Scott J. Hawkins, P.S. 8429

