

EXHIBIT A

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RX 270 SH

Rev. 06/09

Ver. Date 03/30/23

PID 117522

**PARCEL 1-SH
MOE-TR2001-00.13
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 Monroe, Township of Seneca, being part of the Northwest Quarter of Section 11, Township 7, Range 7 of the "Old Seven Ranges Survey", and being a 0.2702 acre division out of the 78.141 acre property conveyed to Jonathan J. Byler Jr. and Amanda D. Byler by Official Record 420, Page 2638 of the Monroe County Recorder's Office, also known as Parcel 1-SH1 on the right side of the existing centerline of right-of-way of Township Road 2001, as shown on the Right-of-Way Plans for MOE-TR2001-00.13, on file with the Monroe County Engineer's Office, and being more particularly described as follows:

Beginning for reference at the intersection of centerline of State Route 379 and centerline of existing Township Road 2001 per "Plat of Survey for Wehr Brothers" Dated March of 2001 and surveyed by Charles W. Hunnell, PLS No. 6889.

Thence along the westerly property line of said Byler property, **South 0 degrees 46 minutes 37 seconds West, 490.83 feet** to an Iron Pin Found, said point being 13.64 feet right of Station 14+20.31 of the proposed centerline of Right-of-Way of Township 2001;

Thence crossing said Byler property, **South 6 degrees 21 minutes 6 seconds East, 2.05 feet** to a point on the existing southerly Right-of-Way line of Township Road 2001, said point being 15.00 feet right of Station 14+19.00 of the proposed centerline of Right-of-Way of Township Road 2001, said point also being the **True Point of Beginning** for the parcel herein described:

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Thence crossing said Byler property, **South 54 degrees 17 minutes 19 seconds East, 20.00 feet** to a point, said point being 35.00 feet right of Station 14+19.00 of the proposed centerline of Right-of-Way of Township Road 2001;

Thence continuing across said Byler property, **South 45 degrees 54 minutes 2 seconds West, 84.29 feet** to a point, said point being 40.00 feet right of Station 13+50.00 of the proposed centerline of Right-of-Way of Township Road 2001;

Thence continuing across said Byler property, **South 69 degrees 51 minutes 50 seconds West, 82.54 feet** to a point, said point being 40.00 feet right of Station 12+81.00 of the proposed centerline of Right-of-Way of Township Road 2001;

Thence continuing across said Byler property, **South 79 degrees 51 minutes 39 seconds West, 170.24 feet** to a point on the existing southerly Right-of-Way line of said Township Road 2001, said point being 15.00 feet to the right of Station 10+91.13 of the proposed centerline of Right-of-Way of Township Road 2001;

Thence along the said existing southerly Right-of-Way line of Township Road 2001, **North 36 degrees 38 minutes 15 seconds East, 61.87 feet** to a point, said point being 2.37 feet left of Station 11+55.84 of the proposed centerline of Right-of-Way of Township Road 2001;

Thence continuing along the said existing southerly Right-of-Way line of Township Road 2001, being a curve to the right and having the following curve elements; **Radius: 42.00 feet; Central Angle: 51 degrees 15 minutes 53 seconds; Chord Length: 36.34 feet; Chord Bearing: North 62 degrees 16 minutes 12 seconds East; Arc Length: 37.58 feet** to a point, said point being 13.35 feet left of Station 11+90.48 of the proposed centerline of Right-of-Way of Township Road 2001;

Thence continuing along the said existing southerly Right-of-Way line of Township Road 2001, **North 87 degrees 54 minutes 8 seconds East, 37.00 feet** to a point, said point being 8.17 feet left of Station 12+27.12 of the proposed centerline of Right-of-Way of Township Road 2001;

Thence continuing along the said existing southerly Right-of-Way line of Township Road 2001, being a curve to the left and having the following curve elements; **Central Angle: 8 degrees 24 minutes 51 seconds; Radius: 301.00 feet; Chord Length: 44.16 feet; Chord Bearing: North 83 degrees 41 minutes 43 seconds East; Arc Length: 44.20 feet** to a point, said point being 5.22 feet left of Station 12+71.18 of the proposed centerline of Right-of-Way of Township Road 2001;

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Thence continuing along the said existing southerly Right-of-Way line of Township Road 2001, **North 79 degrees 29 minutes 18 seconds East, 65.00 feet** to a point, said point being 2.12 feet right of Station 13+36.31 of the proposed centerline of Right-of-Way of Township Road 2001;

Thence continuing along the said existing southerly Right-of-Way line of Township Road 2001,, being a curve to the left and having the following curve elements; **Radius: 146.00 feet; Central Angle: 17 degrees 3 minutes 27 seconds; Chord Length: 43.31 feet; Chord Bearing: North 70 degrees 57 minutes 34 seconds East; Arc Length: 43.47 feet** to a point, said point being 11.95 feet right of Station 13+77.12 of the proposed centerline of Right-of-Way of Township Road 2001;

Thence continuing along the said existing southerly Right-of-Way line of Township Road 2001, being a curve to the left and having the following curve elements; **Radius: 99.00 feet; Central Angle: 26 degrees 43 minutes 10 seconds; Chord Length: 45.75 feet; Chord Bearing: North 49 degrees 4 minutes 16 seconds East; Arc Distance: 46.17 feet** to the **True Point of Beginning;**

Containing 0.2702 acre, more or less.

Bearings shown are based on Ohio State Plane Coordinate System, South Zone, NAD83 (2011 Adjustment).

The Gross Take from Auditor's Tax Parcel (21-007024.0000) is 0.2702 acre.

The P.R.O. in Take for Auditor's Tax Parcel (21-007024.0000) is 0.0000 acre.

This description was prepared and reviewed under the direct supervision of Ronald Scott Bonnette, Professional Surveyor No. S-7592, based on a field survey performed by Joseph F. Charlson, Professional Surveyor No. 8003 of Surveying and Mapping, LLC. on 12/09/2022.

