

EXHIBIT A

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Ver. Date 10/20/25

PID 119739

**PARCEL 30-TV
PER-345-0.00/0.25
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
TO CONSTRUCT A WALL AND COMPLETE GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
VILLAGE OF NEW LEXINGTON, PERRY COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in the State of Ohio, County of Perry, Township of Pike, Village of New Lexington, located in the Southwest Quarter of Section 4, Township 15, Range 15, Congress Lands being a part of Lots 399 and 400 as numbered and delineated upon the record plat of the North Addition to New Lexington of record in Plat Book 2, Page 87, being a 1.02 acre tract of land in the name of Agree Central, LLC, as described in Official Record 474, Page 1013, all records stated herein are on file with the Recorder's Office, Perry County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the left side of the Centerline of Right-of-Way of East Broadway Street (80' R/W), as dedicated by said North Addition to New Lexington, and the left side of the Centerline of Right-of-Way of Carroll Street (SR 345);

All stations and offsets are referred to the Centerline of Right-of-Way of Carroll Street (SR 345) unless stated otherwise.

Beginning for reference at the southeasterly corner of said Lot 399 being 25.00 feet left of centerline station 14+75.80, also being 40.00 feet left of the Centerline of Right-of-Way of East Broadway Street centerline station 214+11.03;

Thence North $86^{\circ}17'23''$ West, with the northerly Right-of-Way line of said East Broadway Street a distance of 31.03 feet to a point 40.00 feet left of Centerline of Right-of-Way of East Broadway Street centerline station 213+80.00 and the **True Place of Beginning**, for the tract of land herein being described;

Thence North $86^{\circ}17'23''$ West, continuing with said Right-of-Way line a distance of 20.00 feet to a point being 40.00 feet left of Centerline of Right-of-Way of East Broadway Street centerline station 213+60.00;

Thence through said Lot 399 and Grantor's 1.02 acre tract the following four (4) courses;

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1. North 53°31'56" East, a distance of 40.51 feet to a point being 45.00 feet left of centerline station 15+02.00;
2. North 08°08'10" East, a distance of 62.25 feet to a point being 40.00 feet left of centerline station 15+64.00
3. North 03°31'45" East, a distance of 119.00 feet to a point being 40.00 feet left of centerline station 16+83.00;
4. North 29°32'25" West, a distance of 34.50 feet to a point in the southerly line of a Lincoln Park Drive East (60' R/W) being 30.00 feet right of Centerline of Right-of-Way of Lincoln Park Drive East station 32+53.00;

Thence South 86°17'23" East, with said southerly Right-of-Way line a distance of 7.00 feet to a point being 30.00 feet right Centerline of Right-of-Way of Lincoln Park Drive East station 32+60.00;

Thence through said Lot 399 and Grantor's 1.02 acre tract the following five (5) courses;

1. South 36°25'38" East, a distance of 24.64 feet to a point being 36.00 feet left of centerline station 16+93.00;
2. South 10°30'26" East, a distance of 12.37 feet to a point being 33.00 feet left of centerline station 16+81.00;
3. South 03°31'45" West, a distance of 117.95 feet to a point being 33.00 feet left of centerline station 16+93.00;
4. South 04°34'11" West, a distance of 55.06 feet to a point being 34.00 feet left of centerline station 15+08.00;
5. South 37°59'40" West, a distance of 38.93 feet to the **True Place of Beginning**, containing 0.045 acres more or less, of which 0.000 acres lies within the Present Road Occupied.

Of the above described area, 0.045 acres are contained within Perry County Auditor's Parcel 270026860000;

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Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), and are based on a bearing of South 86°17'23" East, for the Centerline of Right-of-Way of Broadway Street, as measured in 2024 using GPS methods utilizing the Ohio Department of Transportation VRS network.

This description was prepared by John J. Raab, registered surveyor 7863, and is based upon a field survey for the Village of New Lexington from 2024 to 2025, by Stantec Consulting Services, Inc., under the direction of said surveyor.

John J. Raab, P.S. 7863

Date