

EXHIBIT A

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RX 271 SHV

Rev. 06/09

Ver. Date 10/21/25

PID 119739

**PARCEL 47-SHV1
PER-345-0.00/0.025
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
VILLAGE OF NEW LEXINGTON, PERRY COUNTY, OHIO**

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 Village Of New Lexington, Perry County, Ohio, 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]

Situate in the State of Ohio, County of Perry, Township of Pike, Village of New Lexington, located in the Southeast Quarter of Section 4, Township 15, Range 15, Congress Lands being a part of a 2.87 acre tract of land in the name of Perry County Development Corporation, LLC as described in Official Record 395, Page 2186, 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 Carroll Street (SR 345) (50' R/W);

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

Beginning, in the westerly Right-of-Way line of said Carroll Street in the northerly line of a 1.99 acre tract in the name of Byzantine, Inc., as described in Official Record 281, Page 205 being 30.00 feet left of centerline station 27+21.47, referenced by a 5/8" iron pin found which bears South 53°31'17" West, a distance of 0.89 feet. Said 5/8" iron pin being 30.27 feet left of centerline station 27+20.62;

Thence North 86°27'05" West, with said northerly line, a distance of 11.84 feet to an iron pin set being 40.00 feet left of centerline station 27+15.13;

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Thence through said Grantor's 2.87 acre tract the following two (2) courses;

1. North $35^{\circ}55'52''$ East, a distance of 27.87 feet to an iron pin set being 40.00 feet left of centerline station 27+43.00;
2. South $54^{\circ}04'08''$ East, a distance of 10.00 feet to an iron pin set in said westerly Right-of-Way line being 30.00 feet left of centerline station 27+43.00;

Thence South $35^{\circ}55'52''$ West, with said westerly Right-of-Way line, a distance of 21.53 feet to the **True Place of Beginning**, containing 0.006 acres more or less, of which 0.000 acres lies within the Present Road Occupied.

Of the above described area, 0.006 acres are contained within Perry County Auditor's Parcel 270030950000;

Iron pins set are 5/8" diameter by 30" long iron reinforcing bars with a yellow cap stamped "STANTEC".

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011), and are based on a bearing of South $86^{\circ}17'23''$ 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