

EXHIBIT A

RX 271 SHV

Page 1 of 3

Rev. 06/09

Ver. Date 10/22/25

PID 119739

**PARCEL 47-SHV2
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 for reference, 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;

EXHIBIT A

Page 2 of 3

RX 271 SHV

Rev. 06/09

Thence North 03°35'52" East, with said Right-of-Way line a distance of 204.53 feet to an iron pin set being 30.00 feet left of centerline station 29+26.00 and the **True Place of Beginning** for the tract of land herein being described;

Thence through said Grantor's tract the following three (3) courses;

1. North 54°04'08" West, a distance of 19.00 feet to an iron pin set being 49.00 feet left of centerline station 29+26.00;
2. North 37°11'20" East, a distance of 123.27 feet to an iron pin set being 49.00 feet left of centerline station 30+46.00;
3. North 71°59'09" East, a distance of 24.75 feet to an iron pin set in the southerly line of a 2.11 acre tract of land in the name of Steven J. Coffman and Linda Coffman and Jordan R. Coffman as described in Official Record 437, Page 842, being 36.00 feet left of centerline station 30+66.30;

Thence South 77°11'03" East, with said southerly line a distance of 6.80 feet to an iron pin set in said westerly Right-of-Way line being 30.00 feet left of centerline station 27+87.00;

Thence along said westerly Right-of-Way line and a curve to the left having a Radius of 1175.92 feet, a Delta of 05°01'37", a length of 103.17 feet, a chord that bears North 38°26'41" East, a chord distance of 103.14 feet to an iron pin set being 30.00 feet left of centerline station 29+68.87;

Thence South 35°55'52" West, continuing with said Right-of-Way line, a distance of 42.87 feet to the **True Place of Beginning**, containing 0.058 acres more or less, of which 0.000 acres lies within the Present Road Occupied.

Of the above described area, 0.058 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".

EXHIBIT A

Page 3 of 3

RX 271 SHV

Rev. 06/09

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