

## **EXHIBIT A**

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Rev. 06/09

Ver. Date 10/22/25

PID 119739

**PARCEL 49-SHV  
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).

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**[Surveyor's description of the premises follows]**

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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 1.60 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, 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**, at the northeasterly corner of said 1.60 acre tract in the westerly Right-of-Way line of said Carroll Street and in the southerly Right-of-Way line of Panther Drive (60' R/W) being 30.00 feet left of centerline station 33+23.20, referenced by a 5/8" iron pin with a yellow cap stamped "Kinsley" found which bears North 19°48'12" East, a distance of 2.67 feet. Said 5/8" iron pin being 31.27 feet left of centerline station 33+25.56;

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Thence South 48°02'13" West, through said Grantor's 1.60 acre tract with said westerly Right-of-Way line, a distance of 112.21 feet to an iron pin set at a point of curvature being 30.00 feet south of centerline station 32+10.99;

Thence continuing through said Grantor's 1.60 acre tract with a curve to the left having a Radius of 1180.77 feet, a Delta of 07°03'00", a Length of 145.29 feet, a Chord that bears South 44°29'51" East, a Chord Distance of 145.19 feet to an iron pin set in the northerly line 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;

Thence North 77°11'03" West, with said northerly line, a distance of 6.80 feet to an iron pin set being 36.00 feet left of centerline station 30+66.30;

Thence through said Grantor's 1.60 acre tract the following four (4) courses;

1. North 42°19'22" East, a distance of 62.60 feet to an iron pin set being 36.00 feet left of centerline station 31+27.00;
2. North 45°27'45" East, a distance of 67.03 feet to an iron pin set being 36.00 feet left of centerline station 31+92.00;
3. North 47°22'30" East, a distance of 100.60 feet to an iron pin set being 37.00 feet left of centerline station 32+92.00;
4. North 25°15'04" East, a distance of 43.51 feet to an iron pin set in said southerly Right-of-Way line of Pather Drive being 30.00 feet right of the Centerline of Right of Way of Pather Drive (60' R/W) station 62+92.00;

Thence South 21°28'07" East, with said southerly Right-of-Way line, a distance of 25.47 feet to the **True Place of Beginning**, containing 0.043 acres more or less, of which 0.000 acres lies within the Present Road Occupied.

Of the above described area, 0.043 acres are contained within Perry County Auditor's Parcel 240001030300;

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

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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  $86^{\circ}17'23''$  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.

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John J. Raab, P.S. 7863

Date