

EXHIBIT A

RX 287 TV

Page 1 of 2

Rev. 12/16

Ver. Date 10/22/25

PID 119739

**PARCEL 49-TV
PER-345-0.00/0.25
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
TO 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 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 Panther Drive (60' R/W) unless stated otherwise.

Beginning for reference, 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;

Thence North 21°28'07" West, with said southerly Right-of-Way line, a distance of 25.47 feet to a point being 30.00 feet right of centerline station 62+92.00 and The **True Place of Beginning** for the tract of land herein being described;

Thence through said Grantor's 1.60 acre tract the following three (3) courses;

1. South 25°15'04" West, a distance of 22.90 feet to a point being 44.98 feet left of Centerline of Right of Way of Carroll Street (SR 345) (60' R/W) station 33+11.00;
2. North 12°15'46" West, a distance of 60.48 feet to a point being 37.00 feet right of centerline station 62+48.00;

EXHIBIT A

Page 2 of 2

RX 287 TV

Rev. 12/16

3. North $68^{\circ}31'53''$ East, a distance of 7.00 feet to a point in said southerly Right-of-Way line being 30.00 feet right of centerline station 62+48.00;

Thence South $21^{\circ}28'07''$ East, with said southerly Right-of-Way line, a distance of 44.00 feet to the **True Place of Beginning**, containing 0.013 acres more or less, of which 0.000 acres lies within the Present Road Occupied.

Of the above described area, 0.013 acres are contained within Perry County Auditor's Parcel 240001030300;

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