

EXHIBIT A

LPA RX 871 SH

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Ver. Date 04/17/25

PID 120494

**PARCEL 6-SH
HAS-BRIDGE STREET BRIDGE REPLACEMENT
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
VILLAGE OF BOWERSTON, OHIO, HARRISON 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 Bowerston, Ohio, **Harrison** 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]

Being a parcel of land lying on the left and right side of the existing centerline of right-of-way of Bridge Street (width varies) as shown on a centerline survey plat made in 2025 for the Village of Bowerston, Ohio titled "HAS-BRIDGE STREET BRIDGE REPLACEMENT" as recorded in Plat Volume 17, Page 10 of the records of Harrison County, Ohio;

Situated in the State of Ohio, County of Harrison, Village of Bowerston, lying in the Southwest Quarter of Section 27, Township 13 North, Range 6 West, Old Seven Ranges, being on, over, and across that tract conveyed to Cody Mullins by deed of record in Official Record 162, Page 1269, and being part of Lot 1 (Old and New) (all references are to the records of the Recorder's Office, Harrison County, Ohio), and being more particularly described as follows:

Beginning, for reference, at the common corner of the Northeast, Northwest, Southeast and Southwest Quarters of said Section 27, located 9.09 feet right of existing centerline of right-of-way of Bridge Street station 150+31.07;

Thence South 03° 20' 41" West, with the line common to said Southeast and Southwest Quarter Sections, a distance of 31.47 feet to the northerly corner of the southerly remainder of that 1 acre, 3 roods & 8 perches tract conveyed to David Bower by deed of record in Deed Book "N", Page 714, located 16.86 feet right of existing centerline of right-of-way of Bridge Street station 150+00.57;

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Thence South 35° 34' 19" West, with the westerly line of the southerly remainder of said 1 acre, 3 roods & 8 perches tract and with the easterly terminus of Water Alley (16.5 feet wide), a distance of 13.99 feet to the northeasterly corner of said Mullins tract, being the TRUE POINT OF BEGINNING, located 13.62 feet right of existing centerline of right-of-way of Bridge Street station 149+88.41;

Thence South 35° 34' 19" West, with the line common to said Mullins tract and the southerly remainder of said 1 acre, 3 roods & 8 perches tract, a distance of 66.00 feet to the southeasterly corner of said Mullins tract and the northeasterly corner of that tract conveyed to The Village of Bowerston by deed of record in Deed Book 106, Page 80, located 1.12 feet left of existing centerline of right-of-way of Bridge Street station 149+24.08;

Thence North 54° 25' 41" West, with the southerly line of said Mullins tract and the northerly lines of said The Village of Bowerston tract and that 7854 square foot tract conveyed to Joshua A. Cotter by deed of record in Official Record 290, Page 5326, a distance of 24.50 feet to an iron pin set in the westerly right-of-way line of said Bridge Street, located 25.00 feet left of existing centerline of right-of-way of Bridge Street station 149+29.55;

Thence North 22° 39' 47" East, continuing with said westerly right-of-way line and across said Mullins tract, a distance of 67.71 feet to an iron pin set in the northerly line of said Mullins tract, being the intersection of said westerly right-of-way line with the southerly right-of-way line of said Water Alley, located 25.00 feet left of existing centerline of right-of-way of Bridge Street station 149+97.27 and 8.25 feet left of existing centerline of right-of-way of Water Alley station 100+23.76;

Thence South 54° 25' 41" East, with said southerly right-of-way line and said northerly line, a distance of 39.62 feet to the TRUE POINT OF BEGINNING, containing 0.049 acre, more or less, all of which is within the present roadway occupied and all of which is within Auditor's Parcel Number 16-0000112.000.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are 3/4 inch iron rebar, thirty (30) inches long with a 2 inch diameter aluminum cap placed on top bearing the initials "EMHT INC."

The bearings herein are based on the Ohio County Coordinate System, Harrison County Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GNSS observations using the Ohio Real Time Network. The

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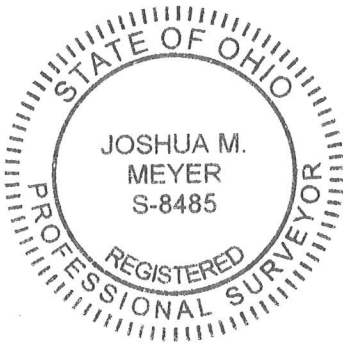
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portion of the west line of the Northeast Quarter of Section 27, having a bearing of North 03° 20' 41" East, is designated as the "basis of bearings" for this survey.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485, in February, March and July of 2024.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in black ink, appearing to read "Josh M. Meyer", written over the printed name.

Joshua M. Meyer
Professional Surveyor No. 8485

April 17, 2025

Date