

EXHIBIT A

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Ver. Date 04/17/25

PID 120494

**PARCEL 7-SH1
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 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 (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 said 1 acre, 3 roods & 8 perches tract, an angle point in the easterly terminus of Water Alley (16.5 feet wide) and in the easterly line of that 0.126 acre tract conveyed to Derek Warner and Amie Warner by deed of record in Official Record 287, Page 4880, being the TRUE POINT OF

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BEGINNING, located 16.86 feet right of existing centerline of right-of-way of Bridge Street station 150+00.57;

Thence South $03^{\circ} 20' 41''$ West, continuing with said common Quarter Section line and the line common to said 1 acre, 3 roods & 8 perches tract and said 0.126 acre tract, a distance of 24.95 feet to an iron pin set in the easterly right-of-way line of said Bridge Street, located 25.00 feet right of existing centerline of right-of-way of Bridge Street station 149+78.51;

Thence with said easterly right-of-way line, the following courses and distances:

South $22^{\circ} 39' 47''$ West, across said 1 acre, 3 roods & 8 perches tract, a distance of 55.34 feet to a 3/4 inch iron rebar capped "DIVERSIFIED ENG" found at the northwesterly corner of that 0.074 acre tract conveyed to Derek Warner and Amie Warner by deed of record in Official Record 271, Page 102, the northwesterly corner of Lot 1 of that subdivision titled "Joseph Overholt's First Addition" of record in Pocket 4, Folder 4, located 25.00 feet right of existing centerline of right-of-way of Bridge Street station 149+20.88; and

South $17^{\circ} 24' 57''$ West, with the line common to the southerly remainder of said 1 acre, 3 roods & 8 perches tract, said 0.074 acre tract and said Lot 1, a distance of 63.49 feet to a 3/4 inch iron rebar capped "DIVERSIFIED ENG" found at the intersection of the easterly right-of-way line of said Bridge Street with the northerly right-of-way line of Main Street (60 feet wide), the southeasterly corner of the southerly remainder of said 1 acre, 3 rods & 8 perches tract, the southwesterly corner of said 0.074 acre tract and said Lot 1, located 25.00 feet right of existing centerline of right-of-way of Bridge Street station 148+57.39;

Thence across said Bridge Street and with said northerly right-of-way line and the southerly line of the southerly remainder of said 1 acre, 3 roods & 8 perches tract, the following courses and distances:

North $70^{\circ} 40' 11''$ West, a distance of 37.95 feet to a magnetic nail set, located 12.93 feet left of existing centerline of right-of-way of Bridge Street station 148+58.65; and

North $54^{\circ} 25' 41''$ West, a distance of 9.01 feet to a magnetic nail set at the southwesterly corner of the southerly remainder of said 1 acre, 3 roods & 8 perches tract, the southeasterly corner of that tract conveyed to The Village of Bowerston by deed of record in Deed Book 106, Page 80, located 21.50 feet left of existing centerline of right-of-way of Bridge Street station 148+61.46;

Thence North $35^{\circ} 34' 19''$ East, with the westerly line of the southerly remainder of said 1 acre, 3 rods & 8 perches tract, the easterly line of said The Village of Bowerston tract, the

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easterly line of that tract conveyed to Cody Mullins by deed of record in Official Record 162, Page 1269, and the easterly terminus of said Water Alley, a distance of 145.99 feet to the TRUE POINT OF BEGINNING, containing 0.083 acre, more or less, all of which is within the present roadway occupied (no Auditor's Parcel Number exists for this parcel).

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 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".

Joshua M. Meyer
Professional Surveyor No. 8485

April 17, 2025

Date