

EXHIBIT A

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Ver. Date 04/17/25

PID 120494

**PARCEL 7-SH2
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 Northwest and Southwest Quarters of Section 27, Township 13 North, Range 6 West, Old Seven Ranges, being on, over, and across the northerly remainder of that 1 acre, 3 roods & 8 perches tract conveyed to David Bower by deed of record in Deed Book "N", Page 714 and the remainder of that 17 acre and 3 rods tract conveyed to David Bower by deed of record in Deed Book "J", Page 639 (all references are to the records of the Recorder's Office, Harrison County, Ohio), and being more particularly described as follows:

BEGINNING at the common corner of the Northeast, Northwest, Southeast and Southwest Quarters of said Section 27, the easterly common corner of said 1 acre, 3 roods & 8 perches tract and said 17 acre and 3 rods tract, in the westerly line of that 0.126 acre tract conveyed to Derek Warner and Amie Warner by deed of record in Official Record 287, Page 4880, located 9.09 feet right of existing centerline of right-of-way of Bridge Street station 150+31.07;

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Thence South 03° 20' 41" West, with the line common to said Southeast and Southwest Quarter Sections, the line common to said 1 acre, 3 roods & 8 perches tract and said 0.126 acre tract, a distance of 28.51 feet to the southeasterly corner of the northerly remainder of said 1 acre, 3 roods & 8 perches tract, in the northerly right-of-way line of Water Alley (16.5 feet wide), located 16.13 feet right of existing centerline of right-of-way of Bridge Street station 150+03.45;

Thence North 54° 25' 41" West, with the southerly lines of the northerly remainder of said 1 acre, 3 roods & 8 perches tract and said 17 acre and 3 rods tract, said northerly right-of-way line, a distance of 89.28 feet to an iron pin set, located 68.81 feet left of existing centerline of right-of-way of Bridge Street station 150+30.95 and 8.25 feet right of existing centerline of right-of-way of Water Alley station 100+75.00;

Thence across said 17 acre and 3 rods tract, the following courses and distances:

North 35° 34' 19" East, a distance of 5.00 feet to an iron pin set, located 13.25 feet right of existing centerline of right-of-way of Water Alley station 100+75.00;

South 54° 25' 41" East, a distance of 21.00 feet to an iron pin set, located 13.25 feet right of existing centerline of right-of-way of Water Alley station 100+54.00 and 47.29 feet left of existing centerline of right-of-way of Bridge Street station 150+29.24;

North 17° 37' 53" East, (passing an iron pin set for reference at a distance of 10.00 feet, located 47.29 feet left of existing centerline of right-of-way of Bridge Street station 150+39.24), a total distance of 12.76 feet to a point, located 47.29 feet left of existing centerline of right-of-way of Bridge Street station 150+42.00;

North 81° 36' 54" East, a distance of 13.68 feet to a point, located 35.00 feet left of existing centerline of right-of-way of Bridge Street station 150+48.00; and

North 17° 37' 53" East, a distance of 11.10 feet to a point in the northerly line of the remainder of said 17 acre and 3 rods tract, the southerly line of that tract conveyed as Parcel C, Tract III (B) to Mabel Gordon by deeds of record in Deed Book 136, Page 31, Deed Book 136, Page 33, and Deed Book 136, Page 36, located 35.00 feet left of existing centerline of right-of-way of Bridge Street station 150+59.10;

Thence South 81° 38' 37" East, with the line common to the remainder of said 17 acre and 3 rods tract and said Mabel Gordon tract, a distance of 35.95 feet to the easterly common corner thereof, the northwesterly corner of said 0.126 acre tract, and the southwesterly corner of that 0.589 acre tract conveyed to Tammy Lynn Copeland, as Custodian of Brent Michael

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Copeland by deed of record in Official Record 185, Page 2226, in the line common to said Northwest and Northeast Quarter Sections, located 0.48 feet right of existing centerline of right-of-way of Bridge Street station 150+64.89;

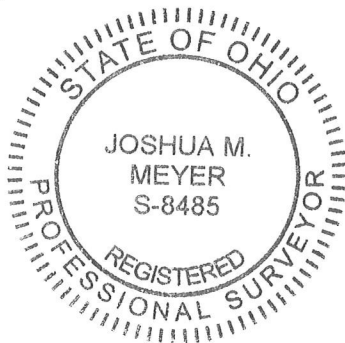
Thence South 03° 20' 41" West, with the line common to said 17 acre and 3 rods tract, and said 0.126 acre tract, and said common Quarter Section line, a distance of 34.90 feet to the POINT OF BEGINNING, containing 0.058 acre, more or less, 0.039 acre of which is within the present roadway occupied (no 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