

EXHIBIT A

LPA RX 887 T

Page 1 of 3

Rev. 07/09

Ver. Date 04/17/25

PID 120494

**PARCEL 7-T2
HAS-BRIDGE STREET BRIDGE REPLACEMENT
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PROVIDE WORK SPACE AND COMPLETE GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
VILLAGE OF BOWERSTON, OHIO, HARRISON COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left 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, Ohio, lying in the Northwest Quarter of Section 27, Township 13 North, Range 6 West, Old Seven Ranges, being on, over, and across 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, for reference, at the common corner of the Northeast, Northwest, Southeast and Southwest Quarters of said Section 27, the southeasterly corner of said 17 acre and 3 rods tract, the northeasterly corner of that 1 acre, 3 roods & 8 perches tract conveyed to David Bower by deed of record in Deed Book "N", Page 714, 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;

Thence South 03° 20' 41" West, with the line common to said Southeast and Southwest Quarter Sections, a distance of 28.51 feet to the southeasterly corner 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 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 at the TRUE POINT OF BEGINNING, 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;

EXHIBIT A

LPA RX 887 T

Page 2 of 3

Rev. 07/09

Thence North 54° 25' 41" West, continuing with said southerly line and said northerly right-of-way line, a distance of 21.44 feet to a point, located 8.25 feet right of existing centerline of right-of-way of Water Alley station 100+96.44;

Thence North 38° 21' 12" East, across said 17 acre and 3 rods tract, a distance of 29.64 feet to a point in the northerly line thereof, 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 78.72 feet left of existing centerline of right-of-way of Bridge Street station 150+65.28;

Thence with the line common to said 17 acre and 3 rods tract and said Mabel Gordon tract, the following courses and distances:

South 57° 47' 00" East, a distance of 32.50 feet to a point, located 47.27 feet left of existing centerline of right-of-way of Bridge Street station 150+57.10; and

South 81° 38' 37" East, a distance of 12.43 feet to a point, located 35.00 feet left of existing centerline of right-of-way of Bridge Street station 150+59.10;

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

South 17° 37' 53" West, a distance of 11.10 feet to a point, located 35.00 feet left of existing centerline of right-of-way of Bridge Street station 150+48.00;

South 81° 36' 54" West, a distance of 13.68 feet to a point, located 47.29 feet left of existing centerline of right-of-way of Bridge Street station 150+42.00;

South 17° 37' 53" West, (passing an iron pin set for reference at a distance of 2.76 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 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 54° 25' 41" West, 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+75.00; and

South 35° 34' 19" West, a distance of 5.00 feet to the TRUE POINT OF BEGINNING, containing 0.028 acre, more or less, none of which is within the present roadway occupied (no Auditor's Parcel Number exists for this parcel).

EXHIBIT A

LPA RX 887 T

Page 3 of 3

Rev. 07/09

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