

EXHIBIT A

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Ver. Date 04/17/25

PID 120494

**PARCEL 10-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 Northwest Quarter of Section 27, Township 13 North, Range 6 West, Old Seven Ranges, being on, over, and across 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 (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 North 03° 20' 41" East, with the line common to said Northeast and Northwest Quarter Sections, a distance of 34.90 feet to the southeasterly corner of said Mabel Gordon tract, the northeasterly corner of that 17 acre and 3 rods tract conveyed to David Bower by deed of record in Deed Book "J", Page 639, the southwesterly corner of that 0.589 acre tract conveyed to Tammy Lynn Copeland, as Custodian of Brent Michael Copeland by deed of record in Official Record 185, Page 2226, being the TRUE POINT OF BEGINNING, located 0.48 feet right of existing centerline of right-of-way of Bridge Street station 150+64.89;

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Thence North $81^{\circ} 38' 37''$ West, with the line common to said Mabel Gordon tract and said 17 acre and 3 rods tract, a distance of 35.95 feet to a point, located 35.00 feet left of existing centerline of right-of-way of Bridge Street station 150+59.10;

Thence North $17^{\circ} 37' 53''$ East, across said Mabel Gordon tract (passing an iron pin set for reference at a distance of 17.17 feet, located 35.00 feet left of existing centerline of right-of-way of Bridge Street station 150+76.27), a total distance of 27.17 feet to an iron pin set in a northerly line thereof, the southerly line of that 0.540 acre tract conveyed to Sherri Sue Fryer, as Custodian of Kalee Sue Fryer by deed of record in Official Record 97, Page 356, located 35.00 feet left of existing centerline of right-of-way of Bridge Street station 150+86.27;

Thence South $66^{\circ} 34' 19''$ East, with the line common to said Mabel Gordon tract and said 0.540 acre tract, a distance of 30.99 feet to the easterly common corner thereof and in the line common to said Northwest and Northeast Quarter Sections, located 4.16 feet left of existing centerline of right-of-way of Bridge Street station 150+83.14;

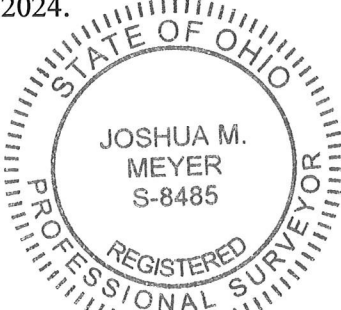
Thence South $03^{\circ} 20' 41''$ West, with said common line and said common Section line, a distance of 18.83 feet to the TRUE POINT OF BEGINNING, containing 0.017 acre, more or less, 0.011 acre of which is within the present roadway occupied (no Auditor's Parcel Number exists for this parcel).

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 $03^{\circ} 20' 41''$ 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