

**EXHIBIT A**

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Ver. Date 04/17/25

PID 120494

**PARCEL 11-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).

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[Surveyor's description of the premises follows]

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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 Northeast Quarter of Section 27, Township 13 North, Range 6 West, Old Seven Ranges, being on, over, and across 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 (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, 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 North 03° 20' 41" East, with the line common to said Northeast and Northwest Quarters, the westerly line of said 0.126 acre tract, a distance of 34.90 feet to the westerly

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common corner of said 0.589 and 0.126 acre tracts, 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;

Thence with a westerly line of said 0.589 acre tract, the following courses and distances:

North 03° 20' 41" East, continuing with said common Quarter Section line, a distance of 18.83 feet to a point in 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 4.16 feet left of existing centerline of right-of-way of Bridge Street station 150+83.14;

Thence with the line common to said 0.540 and 0.589 acre tracts, the following courses and distances:

South 66° 34' 19" East, a distance of 4.19 feet to a point in the existing centerline of right-of-way of Bridge Street, said common Quarter Section line, located in the existing centerline of right-of-way of Bridge Street at station 150+82.72; and

North 17° 37' 53" East, with the existing centerline of right-of-way of Bridge Street, a distance of 125.89 feet to a railroad spike found at the northerly common corner of said 0.589 and 0.540 acre tracts, in the southerly line of that 5,235.5 square foot tract conveyed to W. B. Masters and Ed C. Milliken by deed of record in Deed Book 113, Page 509, located in the existing centerline of right-of-way of Bridge Street at station 152+08.61;

Thence with the northerly line of said 0.589 acre tract, the following courses and distances:

South 85° 39' 19" East, with the southerly line of said 5,235.5 square foot tract, a distance of 13.45 feet to a 5/8 inch iron rebar capped "D.A. BOWER #5753" found at the southerly common corner of said 5,235.5 square foot tract and that 0.3944 acre tract conveyed to Jeffrey C. Drown by deed of record in Official Record 121, Page 739, located 13.09 feet right of existing centerline of right-of-way of Bridge Street station 152+11.70; and

South 69° 34' 19" East, with the southerly line of said 0.3944 acre tract, a distance of 11.93 feet to an iron pin set in the easterly right-of-way line of Bridge Street, located 25.00 feet right of existing centerline of right-of-way of Bridge Street station 152+11.12;

Thence across said 0.589 acre tract, the following courses and distances:

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South 17° 37' 53" West, with said easterly right-of-way line, a distance of 93.12 feet to an iron pin set, located 25.00 feet right of existing centerline of right-of-way of Bridge Street station 151+18.00;

South 72° 22' 07" East, a distance of 10.00 feet to an iron pin set, located 35.00 feet right of existing centerline of right-of-way of Bridge Street station 151+18.00; and

South 17° 37' 53" West, (passing an iron pin set at a distance of 20.00 feet), a total distance of 44.54 feet to a point in the line common to said 0.589 and 0.126 acre tracts, located 35.00 feet right of existing centerline of right-of-way of Bridge Street station 150+73.46;

Thence North 86° 18' 48" West, with the line common to said 0.589 and 0.126 acre tracts, a distance of 35.57 feet to the TRUE POINT OF BEGINNING, containing 0.093 acre, more or less, 0.083 acre of which is within the present roadway occupied and all of which is within Auditor's Parcel Number 16-0000254.001.

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