

**EXHIBIT A**

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 04/17/25

PID 120494

**PARCEL 11-T  
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 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 common corner of said 0.589 and 0.126 acre tracts, located 0.48 feet right of existing centerline of right-of-way of Bridge Street station 150+64.89;

Thence South 86° 18' 48" East, with the line common to said 0.589 and 0.126 acre tracts, a distance of 35.57 feet to a point, being the TRUE POINT OF BEGINNING, located 35.00 feet right of existing centerline of right-of-way of Bridge Street station 150+73.46;

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

North 17° 37' 53" East, (passing an iron pin set at a distance of 24.54 feet), a total distance of 44.54 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;

## EXHIBIT A

Page 2 of 2

LPA RX 887 T

Rev. 07/09

North 72° 22' 07" West, a distance of 10.00 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 151+18.00;

North 17° 37' 53" East, with said easterly right-of-way line, a distance of 35.67 feet to a point, located 25.00 feet right of existing centerline of right-of-way of Bridge Street station 151+53.67;

South 13° 48' 27" East, a distance of 61.10 feet to a point, located 56.87 feet right of existing centerline of right-of-way of Bridge Street station 151+01.54; and

South 18° 16' 48" West, a distance of 22.71 feet to a point in the line common to said 0.589 and 0.126 acre tracts, located 56.61 feet right of existing centerline of right-of-way of Bridge Street station 150+78.83;

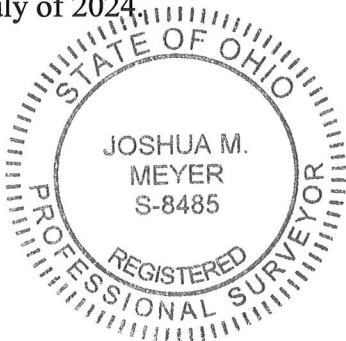
Thence North 86° 18' 48" West, with said common line, a distance of 22.27 feet to the TRUE POINT OF BEGINNING, containing 0.028 acre, more or less, all of which is within Auditor's Parcel Number 16-0000254.001 and none of which is within the present roadway occupied.

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