

EXHIBIT A

LPA RX 871 SH

Page 1 of 3

Rev. 06/09

Ver. Date 04/17/25

PID 120494

**PARCEL 12-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 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 and Northwest Quarters of Section 27, Township 13 North, Range 6 West, Old Seven Ranges, being on, over, and across 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 (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 53.73 feet to a point in the southerly line of said 0.540 acre tract, being the TRUE POINT OF BEGINNING, located 4.16 feet left of existing centerline of right-of-way of Bridge Street station 150+83.14;

EXHIBIT A

LPA RX 871 SH

Page 2 of 3

Rev. 06/09

Thence North 66° 34' 19" West, with the line common to said 0.540 acre tract and 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, a distance of 30.99 feet to an iron pin set, located 35.00 feet left of existing centerline of right-of-way of Bridge Street station 150+86.27;

Thence across said 0.540 acre tract, the following courses and distances:

North 17° 37' 53" East, a distance of 22.00 feet to an iron pin set, located 35.00 feet left of existing centerline of right-of-way of Bridge Street station 151+08.27;

South 72° 22' 07" East, a distance of 10.00 feet to a magnetic nail set in the westerly right-of-way line of said Bridge Street, located 25.00 feet left of existing centerline of right-of-way of Bridge Street station 151+08.27; and

North 17° 37' 53" East, with said westerly right-of-way line, a distance of 94.43 feet to an iron pin set in a northerly line of said 0.540 acre tract and 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 25.00 feet left of existing centerline of right-of-way of Bridge Street station 152+02.70;

Thence South 85° 39' 19" East, with the line common to said 0.540 acre tract and said 5,235.5 square foot tract, a distance of 25.69 feet to a railroad spike found at a northeasterly corner of said 0.540 acre tract, the northwesterly 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, in the centerline of said Bridge Street, located in the existing centerline of right-of-way of Bridge Street at station 152+08.61;

Thence South 17° 37' 53" West, with said centerline, a line common to said 0.540 and 0.589 acre tracts, a distance of 125.89 feet to the southerly common corner thereof, located in the existing centerline of right-of-way of Bridge Street at station 150+82.72;

Thence North 66° 34' 19" West, continuing with a line common to said 0.540 and 0.589 acre tracts, a distance of 4.19 feet to the TRUE POINT OF BEGINNING, containing 0.075 acre, more or less, 0.070 acre of which is within the present roadway occupied and all of which is within Auditor's Parcel Number 16-0000255.000.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

EXHIBIT A

LPA RX 871 SH

Page 3 of 3

Rev. 06/09

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