

EXHIBIT A

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Ver. Date 04/17/25

PID 120494

**PARCEL 8-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 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 and Southeast Quarters of Section 27, Township 13 North, Range 6 West, Old Seven Ranges, being on, over, and across that 0.126 acre tract conveyed to Derek Warner and Amie Warner by deed of record in Official Record 287, Page 4880 (all references are to the records of the Recorder's Office, Harrison County, Ohio) and being more particularly described as follows:

BEGINNING at the common corner of the Northeast, Northwest, Southeast and Southwest Quarters of said Section 27, in the westerly line of said 0.126 acre tract, 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, the westerly line of said 0.126 acre tract, a distance of 34.90 feet to the westerly common corner of said 0.126 acre tract and that 0.589 acre tract conveyed to Tammy Lynn Copeland, as Custodian of Brent Michael Copeland by deed of record in Official Record

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185, Page 2226, 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 0.126 and 0.589 acre tracts, a distance of 35.57 feet to a point, located 35.00 feet right of existing centerline of right-of-way of Bridge Street station 150+73.46;

Thence across said 0.126 acre tract, the following courses and distances:

South 17° 37' 53" West, a distance of 23.46 feet to a point, located 35.00 feet right of existing centerline of right-of-way of Bridge Street station 150+50.00;

South 72° 22' 07" East, (passing an iron pin set for reference at a distance of 2.50 feet, located 37.50 feet right of existing centerline of right-of-way of Bridge Street station 150+50.00), a total distance of 5.00 feet to an iron pin set, located 40.00 feet right of existing centerline of right-of-way of Bridge Street station 150+50.00;

South 17° 37' 53" West, a distance of 51.10 feet to an iron pin set, located 39.94 feet right of existing centerline of right-of-way of Bridge Street station 150+02.41 (extended back tangent);

North 72° 22' 07" West, a distance of 15.00 feet to an iron pin set in the easterly right-of-way line of said Bridge Street, located 25.00 feet right of existing centerline of right-of-way of Bridge Street station 150+01.10 (extended back tangent); and

South 22° 39' 47" West, with said easterly right-of-way line, a distance of 22.59 feet to an iron pin set in the westerly line of said 0.126 acre tract, the line common to said Southeast and Southwest Quarter Sections, located 25.00 feet right of existing centerline of right-of-way of Bridge Street station 149+78.51;

Thence North 03° 20' 41" East, with the westerly line of said 0.126 acre tract, said common Quarter Section line, a distance of 56.42 feet to the POINT OF BEGINNING, containing 0.051 acre, more or less, 0.028 acre of which is within the present roadway occupied and all of which is within Auditor's Parcel Number 16-0000254.000.

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."

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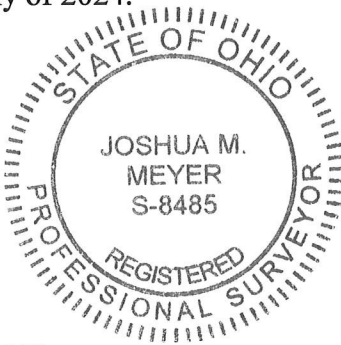
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The bearings herein are based on the Ohio County Coordinate System, Harrison County Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GNSS observations using the Ohio Real Time 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