

EXHIBIT A

LPA RX 887 T

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Ver. Date 04/17/25

PID 120494

**PARCEL 8-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 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 and that 0.562 acre tract conveyed to Derek Warner and Amie Warner by deed of record in Official Record 241, Page 1810 (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 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 South 03° 20' 41" West, with the line common to said Southeast and Southwest Quarters, the westerly line of said 0.126 acre tract, a distance of 56.42 feet to an iron pin set at the TRUE POINT OF BEGINNING, located 25.00 feet right of existing centerline of right-of-way of Bridge Street station 149+78.51;

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

North 22° 39' 47" East, a distance of 22.59 feet to an iron pin set, located 25.00 feet right of existing centerline of right-of-way of Bridge Street station 150+01.10 (extended back tangent)

South 72° 22' 07" East, a distance of 15.00 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)

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North 17° 37' 53" East, a distance of 51.10 feet to an iron pin set, located 40.00 feet right of existing centerline of right-of-way of Bridge Street station 150+50.50;

North 72° 22' 07" West, (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 a point, located 35.00 feet right of existing centerline of right-of-way of Bridge Street station 150+50.00; and

North 17° 37' 53" East, a distance of 23.46 feet to a point in the northerly line of said 0.126 acre tract, the southerly line 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, located 35.00 feet right of existing centerline of right-of-way of Bridge Street station 150+73.46;

Thence South 86° 18' 48" East, with the line common to said 0.126 and 0.589 acre tracts, a distance of 22.27 feet to a point, located 56.61 feet right of existing centerline of right-of-way of Bridge Street station 150+78.83;

Thence across said 0.126 and 0.562 acre tracts, the following courses and distances:

South 18° 16' 48" West, a distance of 66.62 feet to a point, located 55.86 feet right of existing centerline of right-of-way of Bridge Street station 150+12.22;

South 32° 35' 14" West, a distance of 70.99 feet to a point, located 42.33 feet right of existing centerline of right-of-way of Bridge Street station 149+47.14; and

North 68° 48' 51" West, a distance of 6.28 feet to a point in the westerly line of said 0.562 acre tract, the line common to said Southeast and Southwest Quarter Sections, located 36.05 feet right of existing centerline of right-of-way of Bridge Street station 149+46.98;

Thence North 03° 20' 41" East, with the westerly lines of said 0.562 and 0.126 acre tracts, said common Quarter Section line, a distance of 33.41 feet to the TRUE POINT OF BEGINNING, containing 0.055 acre, more or less, none which is within the present roadway occupied, 0.054 acre of which is within Auditor's Parcel Number 16-0000254.000 and 0.001 acre of which is within Auditor's Parcel Number 16-0000254.002.

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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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