

EXHIBIT A

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RX 270 SH

Rev. 06/09

Ver. Date 03/04/2024

PID 115388

**PARCEL 5-SH
GRE-68-12.65
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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 State of Ohio, Department of Transportation, 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]

Situated in Virginia Military Survey No. 389, Village of Oldtown, Xenia Township, Greene County, State of Ohio and being part of Greene County Auditor's parcel No. M36000100141029300, City of Xenia, and being more particularly described as follows:

Beginning for reference at a point in the intersection of Brush Row Road and U. S. Route 68; Thence leaving said intersection, with the centerline of U. S. Route 68, S 4°52'53" W, a distance of 237.01 feet to a point, said point being at the intersection of State Route 68 and the centerline of a Proposed Shared Use Path, said point being Station 5+30.31 of said Path as established by the State of Ohio Department of Transportation in January 2024; Thence leaving the centerline of U. S. 68, with the centerline of the Proposed Shared Use Path, S 85°53'08" E, a distance of 504.28 feet to a point in the Grantor's westerly line, said point being centerline Station 10+34.59 of said Path; Thence leaving said centerline, with the Grantor's westerly line, South 9°28'28" West, a distance of 54.73 feet to a point in the Grantor's westerly line, said point being 27.18 feet Left of Station 1+00.10 of the centerline of an Existing Bike Trail as shown on the Ohio Department of Transportation Right of Way plans for GRE-68-12.65, Project ID. 115388 dated 1/23/24 and said point being the **TRUE POINT OF BEGINNING** for the herein described 0.054 Acre tract of land;

Thence, leaving the Grantor's westerly, along a new line through the lands of the Grantor, South 80°28'01" E, a distance of 21.18 feet to a point in the easterly line of the Grantor's tract, said point being 6.00 feet Left of Station 1+00.00 of said existing bike path;

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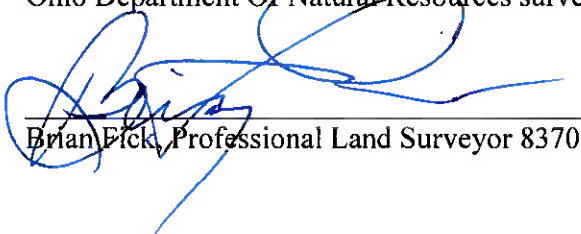
Thence with the easterly line of the Grantor's tract, North 9°13'04" East, a distance of 111.98 feet to a point in the Grantor's easterly line, said point being 6.00 feet left of Station 2+12.00 of said Existing Bike Trail;

Thence leaving said easterly line, along a new line through the lands of the Grantor, North 80°24'43" West, a distance of 20.68 feet to a point in the westerly line of the Grantor, said point being 26.68 feet Left of Station 2+12.18 of said Existing Bike Trail;

Thence with the Grantor's westerly line, South 9°28'28" West, a distance of 112.00 feet back to the True Point of Beginning.

Containing 0.054 Acres, more or less and being subject to all legal easements.

I, Brian C. Fick, P. S. have conducted a survey of the existing conditions for the Ohio Department of Transportation, the results of that survey are contained herein. The locations of the existing property lines and the existing centerline of Right of Way for property takes contained herein are based on a previous survey made by the Ohio Department Of Natural Resources for this project. The proposed property lines, the calculated the gross take, present roadway occupied (PRO), net take and net residue as well as the legal descriptions necessary to acquire the parcels as shown herein were calculated and monumented based on said previous Ohio Department Of Natural Resources survey.


Brian Fick, Professional Land Surveyor 8370

3/4/24

