

EXHIBIT A

RX 270 SH

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Ver. Date 07/29/25

PID 114960

PARCEL 10-SH2

RIC-96-16.86

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 the State of Ohio, County of Richland, Township of Weller, and being part of the northwest quarter of Section 8, Township 24 North, Range 17 West and also being a part of a 8.000 acre parcel conveyed to B & L Henry LTD. (an Ohio Limited Liability Company) as recorded in Official Record Volume 2193, Page 55 of the Richland County Recorder's Office and being a parcel of land lying on the right side of the centerline of right of way of State Route 96 further bounded and described as follows:

Commencing for reference at a survey marker spike set marking the intersection of the centerline or right of way of State Route 96, the centerline of right of way of State Route 545 and the centerline of right of way of Olivesburg Fitchville Road (C.R. 77) at Station 891+97.29 of the centerline of right of way of State Route 96;

Thence along the centerline of right of way of State Route 96 South 88 degrees 14 minutes 56 seconds West a distance of 827.29 feet to a point at Station 883+70.00 of the centerline of right of way of State Route 96;

Thence South 01 degrees 45 minutes 04 seconds East a distance of 30.00 feet to an iron pin set on the existing southerly right of way line of State Route 96 at 30.00 feet right of Station 883+70.00 of the centerline of right of way of State Route 96 and being the **Principle Point of Beginning** for the parcel herein described;

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- 1) Thence South 20 degrees 03 minutes 00 seconds West** a distance of **53.85 feet** to an iron pin set at 80.00 feet right of Station 883+50.00 of the centerline of right of way of State Route 96;
- 2) Thence South 88 degrees 14 minutes 56 seconds West** a distance of **30.00 feet** to an iron pin set at 80.00 feet right of Station 883+20.00 of the centerline of right of way of State Route 96;
- 3) Thence North 01 degrees 45 minutes 04 seconds West** a distance of **25.00 feet** to an iron pin set at 55.00 feet right of Station 883+20.00 of the centerline of right of way of State Route 96;
- 4) Thence North 74 degrees 23 minutes 48 seconds West** a distance of **83.82 feet** to an iron pin set on the existing southerly right of way line of State Route 96 at 30.00 feet right of Station 882+40.00 of the centerline of right of way of State Route 96;
- 5) Thence** along the existing southerly right of way line of State Route 96 **North 88 degrees 14 minutes 56 seconds East** a distance of **130.00 feet** to the **Principle Point of Beginning** and enclosing an area of 0.086 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take area of 0.086 acres, and is from Richland County Auditor's Parcel No. 051-20-188-03-000.

The iron pins set are $\frac{3}{4}$ inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked "ODOT R/W – District 3".

The bearings referred to herein are relative to ODOT Richland OCCS, North Zone NAD 83 (2011) Datum from GPS observations of the ODOT VRG GPS System in May 2024 by the ODOT District Three Survey Department and are for the purpose of defining angular measurements.

The station referred to herein are from the centerline of right of way of State Route 96.

This description was prepared and reviewed under the supervision of Scott J. Hawkins, P.S. 8429 from surveys made by ODOT.

Date: 07/29/2025


Scott J. Hawkins, P.S. 8429

