

EXHIBIT A

RX 270 SH

Page 1 of 3

Rev. 06/09

Ver. Date 07/29/25

PID 114960

**PARCEL 20-SH
RIC-603-7.94
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 part of the Southeast Quarter, Section 6, Weller Township, Richland County, State of Ohio and being part of a record 4.637 acre parcel known as Parcel "051-20-204-15-001" in the Richland County Tax Map Records, as conveyed to Earl Bedocs and Laura Bedocs by Deed O.R. 1402, Page 346 and being a parcel of land lying on the left side of the centerline of State Route 603 and being more particularly described as follows:

Commencing at a 5/8 inch iron pin found at the southeast corner of Section 6, offset 150.37 feet left of Station 402+70.30 of State Route 603.

Thence along the east line of Section 6 and west line of Section 5 North 00 degrees 12 minutes and 07 seconds East a distance of 167.07 feet to a point located on the centerline of State Route 603, Station 403+43.11;

Thence along the centerline of State Route 603 North 63 degrees 57 minutes and 45 seconds West a distance of 170.70 feet to a point being at centerline Station 405+13.81;

Thence along the centerline of State Route 603 North 65 degrees 40 minutes and 45 seconds West a distance of 1115.60 feet to a point being at centerline Station 416+29.41;

Thence along the centerline of State Route 603 North 67 degrees 15 minutes and 45 seconds West a distance of 364.34 feet to a point being at centerline Station 419+93.75;

EXHIBIT A

RX 270 SH

Page 2 of 3

Rev. 06/09

Thence South 22 degrees 44 minutes and 15 seconds West a distance of 50.00 feet left of Station 419+93.75 to an iron pin set and being the **Principle Point of Beginning** of the parcel herein described:

- 1) **Thence South 17 degrees 04 minutes 28 seconds East** a distance of **9.91 feet** to an iron pin set 57.61 feet left of Station 419+87.40 of the centerline of State Route 603 and located on the eastern property line of Parcel "051-20-204-15-001" and the western property line of a record 5.484 acre parcel known as Parcel "051-20-204-15-000" in the Richland County Tax Map Records, as conveyed to Daniel Coley by Deed O.R. 895, Page 712;
- 2) **Thence South 82 degrees 47 minutes 11 seconds East** a distance of **64.97 feet** to an iron pin set at 75.00 feet left of Station 420+50.00 of the centerline of State Route 603;
- 3) **Thence South 52 degrees 31 minutes 08 seconds East** a distance of **196.47 feet** to an iron pin set at 25.00 feet left of Station 422+40.00 of the centerline of State Route 603;
- 4) **Thence South 67 degrees 15 minutes 45 seconds East** a distance of **102.30 feet** to a point 25.00 feet left of Station 421+37.70 of the centerline of State Route 603;
- 5) **Thence South 53 degrees 13 minutes 34 seconds East** a distance of **103.08 feet** to a point 50.00 feet left of Station 420+37.70 of the centerline of State Route 603;
- 6) **Thence South 67 degrees 15 minutes 45 seconds East** a distance of **43.96 feet** to a point 50.00 feet left of Station 419+93.75 of the centerline of State Route 603 to the **Principle Point of Beginning** and enclosing an area of 0.110 acres, gross, of which 0.000 acres is PRO (present road occupied), leaving a net take of 0.110 acres, more or less, subject to all legal easements and rights of way and is from Wayne County Auditor's Parcel No. 051-20-204-15-001.

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

The stations referred to herein are from the centerline of State Route 603.

Iron pins set are 3/4" diameter steel rods, 30" long, with a 1-1/2" diameter aluminum cap stamped "ODOT R/W DISTRICT 3".

This description was prepared and reviewed under the supervision of Brett R. Tieben, P.S. 8191 from surveys made by ODOT.

EXHIBIT A

RX 270 SH

Page 3 of 3

Rev. 06/09

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Brett R. Tieben

Brett R. Tieben, P.S. 8191

