

EXHIBIT A

RX 270 SH

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Ver. Date 07/29/25

PID 119666

**PARCEL 10-SH
RIC-39-24.23
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 Monroe, and being part of the southwest quarter of Section 3, Township 22 North, Range 17 West and also being a part of a 145.330 acre parcel conveyed to Andrew R. Culler and Judith L. Culler, married and John M. Culler and Sheridith L. Culler, married, aka Sherida L. Culler as recorded in Official Record Volume 1734, Page 154 of the Richland County Recorder's Office and being a parcel of land lying on the left side of the centerline of right of way of State Route 39 further bounded and described as follows:

Commencing for reference at a railroad spike found at the southeast corner of Section 3, northeast corner of Section 10, southwest corner of Section 2 and northwest corner of Section 11 at 1.86 feet right of Station 1316+26.76 of the centerline of right of way of State Route 39;

Thence westerly along the south line of Section 3 and the north line of Section 10 South 88 degrees 56 minutes 52 seconds West a distance of 3.601.76 feet to a point at 2.28 feet left of Station 1280+25.00 of the centerline of right of way of State Route 39;

Thence North 01 degree 13 minutes 30 seconds West a distance of 27.72 feet to an iron pin set on the existing northerly right of way line of State Route 39 at 30.00 feet left of Station 1280+25.00 of the centerline of right of way of State Route 39 and being the **Principle Point of Beginning** for the parcel herein described;

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- 1) **Thence** along the existing northerly right of way line of State Route 39 **South 88 degrees 46 minutes 30 seconds West** a distance of **185.00 feet** to an iron pin set at 30.00 feet left of Station 1278+40.00 of the centerline of right of way of State Route 39;
- 2) **Thence North 53 degrees 14 minutes 13 seconds East** a distance of **43.01 feet** to an iron pin set at 55.00 feet left of Station 1278+75.00 of the centerline of right of way of State Route 39;
- 3) **Thence North 88 degrees 46 minutes 30 seconds East** a distance of **50.00 feet** to an iron pin set at 55.00 feet left of Station 1279+25.00 of the centerline of right of way of State Route 39;
- 4) **Thence South 77 degrees 11 minutes 19 seconds East** a distance of **103.08 feet** to the **Principle Point of Beginning** and enclosing an area of 0.067 acres, more or less of which the present road occupies 0.000 acre, resulting in a net take area of 0.067 acres, and is from Richland County Auditor's Parcel No. 018-14-114-01-000.

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 April 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 right of way of State Route 39. 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

