

EXHIBIT A

RX 270 SH

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Rev. 06/09

Ver. Date 07/29/25

PID 119666

PARCEL 11-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 northwest quarter of Section 10, Township 22 North, Range 17 West and also being a part of a 157.000 acre parcel conveyed to Matthew Ellsworth Culler and Adam John Culler as recorded in Official Record Volume 1077, Page 250 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 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 3,654.14 feet to a point at 2.44 feet left of Station 1279+72.63 of the centerline of right of way of State Route 39;

Thence South 01 degree 13 minutes 30 seconds East passing through a concrete monument found on the existing southerly right of way line of State Route 39 a distance of 32.44 feet at 30.16 feet right of Station 1279+72.63 of the centerline of right of way of State Route 39 for a total distance of 52.44 feet to a point at 50.00 feet right of Station 1279+72.63 of the centerline of right of way of State Route 39, said point being reference by a concrete monument found at 50.11 feet right of Station 1279+72.48 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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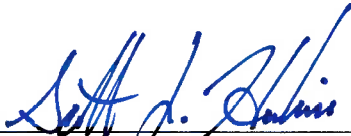
- 1) Thence South 47 degrees 17 minutes 57 seconds West** a distance of **30.20 feet** to an iron pin set at 70.00 feet right of Station 1279+50.00 of the centerline of right of way of State Route 39;
- 2) Thence South 88 degrees 46 minutes 30 seconds West** a distance of **50.00 feet** to an iron pin set at 70.00 feet right of Station 1279+-00.00 of the centerline of right of way of State Route 39;
- 3) Thence North 62 degrees 44 minutes 29 seconds West** a distance of **41.94 feet** to a point on the existing southerly right of way line of State Route 39 at 50.00 feet right of Station 1278+63.14 of the centerline of right of way of State Route 39, said point being witnessed by a concrete monument found at 50.10 feet right of Station 1278+63.13 of the centerline of right of way of State Route 39;
- 4) Thence** along the existing southerly right of way line of State Route 39 **North 88 degrees 46 minutes 30 seconds East** a distance of **109.49 feet** to the **Principle Point of Beginning** and enclosing an area of 0.037 acres, more or less of which the present road occupies 0.000 acre, resulting in a net take area of 0.037 acres, and is from Richland County Auditor's Parcel No. 018-14-114-02-000.

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

