

20-058

EXHIBIT A

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Rev. 08/12

LPA RX 875 SL

Ver. Date 11/06/19

PID

**PARCEL 1-SL
SUM-WEST BATH ROAD
PERPETUAL EASEMENT FOR THE CONSTRUCTION AND
MAINTENANCE OF SLOPES IN THE NAME AND FOR THE USE OF THE
SUMMIT COUNTY ENGINEER, SUMMIT COUNTY, OHIO**

An exclusive perpetual easement for the construction and maintenance of slopes over the within described real estate. With the express prior permission of Grantee, Grantor/Owner may (1) alter the contours of the slopes constructed and maintained by Grantee over the easement area; and (2) install, construct and make improvements on the slopes constructed and maintained by Grantee over the easement area. Provided, however, any and all such alterations of the slopes and construction of improvements thereon shall be undertaken at the sole expense of Grantor/Owner; in no event shall Grantee be liable to Grantor/Owner for any compensation whatsoever if it should be reasonably necessary or desirable for Grantee to restore the slopes over the easement area to the same condition as originally constructed by Grantee or if it should be reasonably necessary or desirable for Grantee to maintain or reconstruct and maintain the slopes over the easement area in a manner different than originally constructed by Grantee or altered by Grantor/Owner, nor shall Grantee be liable to Grantor/Owner for any compensation whatsoever if, in the course of maintaining or reconstructing the slopes over the easement area, it is reasonably necessary or convenient for Grantee to remove or impair any improvement constructed thereon by Grantor/Owner. (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 Summit, Township of Bath, and being a part of Original Bath Township Lots 52 and 53, and also being on the left side of the centerline of right of way of West Bath Road, as shown on a centerline survey plat made in 2019, for the Summit County Engineer, titled "SUM-WEST BATH ROAD LANDSLIDE REPAIR" being bounded and described as follows:

COMMENCING at the intersection of the northerly line of said Lot 52 with the existing northwesterly right of way line of said West Bath Road being 30.00 feet left of Bath Road centerline of right of way Station 6+65.85;

- 1) Thence South 68 degrees 38 minutes 51 seconds West a distance of 10.92 feet, along said existing northwesterly right of way line, to a point of curvature being 30.00 feet left of Station 6+54.93;

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- 2) Thence southwesterly along a curve to the left having a radius of 603.00 feet through a central angle of 10 degrees 19 minutes 18 seconds for an arc length of 108.63 feet, said curve having a chord bearing South 63 degrees 29 minutes 12 seconds West for a distance of 108.48 feet, following said existing northwesterly right of way line to a point 30.00 feet left of Station 5+51.70, and being the TRUE POINT OF BEGINNING;
- 3) Thence continuing southwesterly along a curve to the left having a radius of 603.00 feet through a central angle of 16 degrees 40 minutes 58 seconds for an arc length of 175.58 feet, said curve having a chord bearing South 49 degrees 59 minutes 04 seconds West for a distance of 174.96 feet, following said existing northwesterly right of way line to a point of tangency, 30.00 feet left of Station 3+84.86;
- 4) Thence South 41 degrees 38 minutes 35 seconds West a distance of 101.88 feet, continuing along said existing right of way line to a point of curvature, 30.00 feet left of Station 2+82.98;
- 5) Thence continuing southwesterly along a curve to the right having a radius of 161.00 feet through a central angle of 42 degrees 19 minutes 16 seconds for an arc length of 118.92 feet, said curve having a chord bearing South 62 degrees 48 minutes 13 seconds West for a distance of 116.24 feet, following said existing northwesterly right of way line to a point of tangency, 30.00 feet left of Station 1+41.90;
- 6) Thence South 83 degrees 57 minutes 51 seconds West a distance of 39.68 feet, following said existing northwesterly right of way line to a point, 30.00 feet left of Station 1+02.21;
- 7) Thence North 67 degrees 43 minutes 52 seconds East a distance of 45.86 feet to a point 42.75 feet left of Station 1+47.50;
- 8) Thence North 51 degrees 25 minutes 33 seconds East a distance of 21.17 feet to a point 52.41 feet left of Station 1+72.61;
- 9) Thence North 39 degrees 59 minutes 00 seconds East a distance of 84.36 feet to a point 77.36 feet left of Station 2+91.60;
- 10) Thence North 42 degrees 07 minutes 35 seconds East a distance of 140.76 feet to a point 77.91 feet left of Station 4+26.71;
- 11) Thence North 59 degrees 00 minutes 02 seconds East a distance of 140.86 feet to a point 60.88 feet left of Station 5+51.70;
- 12) Thence South 31 degrees 41 minutes 02 seconds East a distance of 30.82 feet, to the TRUE POINT OF BEGINNING.

The above described area contains a gross area of 0.362 acres more or less of which 0.203 acres is contained within Summit County Auditor's Permanent Parcel Number 04-05556 and 0.159 acres is contained within Summit County Auditor's Permanent Parcel Number 04-03335.

This description was prepared by Jon D. Bruner, Professional Surveyor Number 7098 of The Mannik & Smith Group, on September 10, 2019.

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This description is based on a survey made in 2018 by The Mannik & Smith Group, Inc. under the direction and supervision of Jon D. Bruner, Professional Surveyor Number 7098.

Grantor claims title by Instrument No. 55861587, Summit County Recorder's office.

The basis of bearings are relative to grid north of the Ohio State Plane Coordinates, North Zone (3401), NAD 83 (2011) Datum, as established by G.P.S. observations in 2018. Stations referred to herein are centerline of Right of Way of West Bath Road as shown on Right of Way Plan "SUM-WEST BATH ROAD LANDSLIDE REPAIR".


Jon D. Bruner

Professional Surveyor #7098
The Mannik and Smith Group, Inc.
1800 Indian Wood Circle
Maumee, Ohio 43537

12-2-19
Date



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Rev. 07/09

Ver. Date 02/07/20

PID

**PARCEL 1-T
SUM-WEST BATH ROAD
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
FOR 12 MONTHS FROM DATE OF ENTRY BY THE
SUMMIT COUNTY ENGINEER, SUMMIT COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Summit, Township of Bath, and being a part of Original Bath Township Lot 52, and also being on the left side of the centerline of right of way of West Bath Road, as shown on a centerline survey plat made in 2019, for the Summit County Engineer, titled "SUM-WEST BATH ROAD LANDSLIDE REPAIR" being bounded and described as follows:

BEGINNING at the intersection of the northerly line of said Lot 52 with the existing northwesterly right of way line of said West Bath Road being 30.00 feet left of Bath Road centerline of right of way Station 6+65.85;

- 1) Thence South 68 degrees 38 minutes 51 seconds West a distance of 10.92 feet, along said existing northwesterly right of way line, to a point of curvature being 30.00 feet left of Station 6+54.93;
- 2) Thence southwesterly along a curve to the left having a radius of 603.00 feet through a central angle of 10 degrees 19 minutes 18 seconds for an arc length of 108.63 feet, said curve having a chord bearing South 63 degrees 29 minutes 12 seconds West for a distance of 108.48 feet, following said existing northwesterly right of way line to a point 30.00 feet left of Station 5+51.70;
- 3) Thence North 31 degrees 41 minutes 02 seconds West a distance of 15.00 feet to a point 45.00 feet left of Station 5+51.70;
- 4) Thence North 62 degrees 09 minutes 35 seconds East a distance of 82.65 feet to a point on the northerly line of said Lot 52 being the northerly property line of the Grantor 45.00 feet left of Station 6+28.39;
- 5) Thence North 88 degrees 34 minutes 47 seconds East a distance of 42.06 feet. Along said northerly Line of Lot 52 and Grantor's property line, to the TRUE POINT OF BEGINNING.

The above described area is contained within Summit County Auditor's Permanent Parcel Number 04-03335 and contains a gross area of 0.033 acres more or less.

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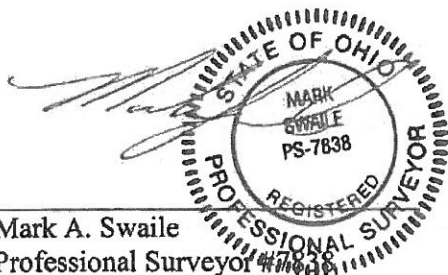
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This description was prepared by Mark A. Swaile, Professional Surveyor Number 7838 of The Mannik & Smith Group, on February 7, 2020.

This description is based on a survey made in 2018 by The Mannik & Smith Group, Inc. under the direction and supervision of Jon D. Bruner, Professional Surveyor Number 7098.

Grantor claims title by Instrument No. 55861587, Summit County Recorder's office.

The basis of bearings are relative to grid north of the Ohio State Plane Coordinates, North Zone (3401), NAD 83 (2011) Datum, as established by G.P.S. observations in 2018. Stations referred to herein are centerline of Right of Way of West Bath Road as shown on Right of Way Plan "SUM-WEST BATH ROAD LANDSLIDE REPAIR".



Mark A. Swaile
Professional Surveyor #7838
The Mannik and Smith Group, Inc.
1800 Indian Wood Circle
Maumee, Ohio 43537

2/7/20

Date