

EXHIBIT A

LPA RX 871 SH

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Ver. Date 09/16/22

PID 112848

**PARCEL 3-SH
SUM-C.R.-0079-02.12
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
SUMMIT COUNTY, OHIO**

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 Summit County, Ohio, 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 Lot No. 64 of Bath Township, Count of Summit and State of Ohio and being part of a 0.7573 acre lot as described in a deed to Yava, LLC, an Ohio Limited Liability Company in Document No. 56761259 (All records are on file at the Summit County Fiscal Office, Summit County, Ohio) and said parcel being more fully described as follows:

Commencing at the intersection of Shaw Road, Ch 199 (60' R/W), and the centerline tangent of Granger Road, CH 79 (variable R/W) and a ¾" rebar with cap "Summit County Engineers" in monument assembly, having a centerline station 104+57.42.

Thence along the said tangent line North 47 degrees 50 minutes 45 seconds East a distance of 19.58 feet to the curve point of tangency and a railroad spike found, station 104+79.00.

Thence North 47° 50' 45" East, following the centerline of Granger Road, for a distance of 334.38 feet to a point of curve on Granger Road having a centerline station 108+13.38;

Thence following an arc of a curve to the right on Granger Road, having a radius of 318.68', a central angle of 45° 00' 20", a tangent distance of 132.02', a chord distance of 243.94' which bears North 70° 20' 55" East, a distance of 250.32 feet to a point of tangency on Granger Road having a centerline station of 110 + 63.71;

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Thence South $87^{\circ} 08' 55''$ East, following the centerline of Granger Road, for a distance of 55.59 feet to a point of curve on Granger Road having a centerline station of 111+19.29;

Thence following an arc of a curve to the right on the centerline of Granger Road, having a radius of 385.40 feet, a central angle of $17^{\circ} 07' 32''$, a tangent distance of 58.03 feet, a chord distance of 114.77 feet which bears South $78^{\circ} 35' 09''$ East, a distance of 115.19 feet to a railroad spike found at a point of tangency on Granger Road having a centerline station of 112+34.49;

Thence South $70^{\circ} 01' 23''$ East, following the centerline of Granger Road, for a distance of 86.91 feet to a railroad spike found at a point of a curve on Granger Road having a centerline station 113+21.39;

Thence following an arc of a curve to the left on the centerline of Granger Road, having a radius of 380.09 feet, a central angle of $11^{\circ} 20' 06''$, a tangent distance of 37.72 feet, a chord distance of 75.07 feet which bears South $75^{\circ} 41' 25''$ East, a distance of 75.19 feet to a railroad spike found at a point of tangency on Granger Road having a centerline station 113+96.59

Thence North $08^{\circ} 38' 32''$ East, a distance of 30.00 feet to a capped iron pin set on the northerly line of Granger Road, having a station of 115+31.66, 30.00' Lt.

Thence South $81^{\circ} 21' 28''$ East a distance of 109.53 feet to the northerly line of Granger Road, having a station of 116+41.19, 30.00' Lt and being the **True Place of Beginning** of the parcel herein described;

Thence North $27^{\circ} 43' 50''$ West, for a distance of 27.48 feet to a capped iron pin set having station 116+24.89, 52.13' Lt;

Thence South $76^{\circ} 42' 34''$ East, for a distance of 35.06 feet to a capped iron pin set having station 116+59.84, 49.28' Lt;

Thence South $17^{\circ} 03' 19''$ East, for a distance of 21.40 feet to a capped iron pin set having station 116+69.12, 30.00' Lt;

Thence North $81^{\circ} 21' 28''$ West, a distance of 27.93 feet to the **True Place of Beginning** and containing 633 square feet or 0.0145 acres of land, more or less, within Summit County Auditor Parcel No. 0402338, of which Granger Road Occupied 0.000 acres of land.

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The bearings for this description are based on Ohio State Plane, North Zone and referenced to the North American Datum of 1983 (2011) determined by a survey performed by the Summit County Engineer's Office in March 2020.

