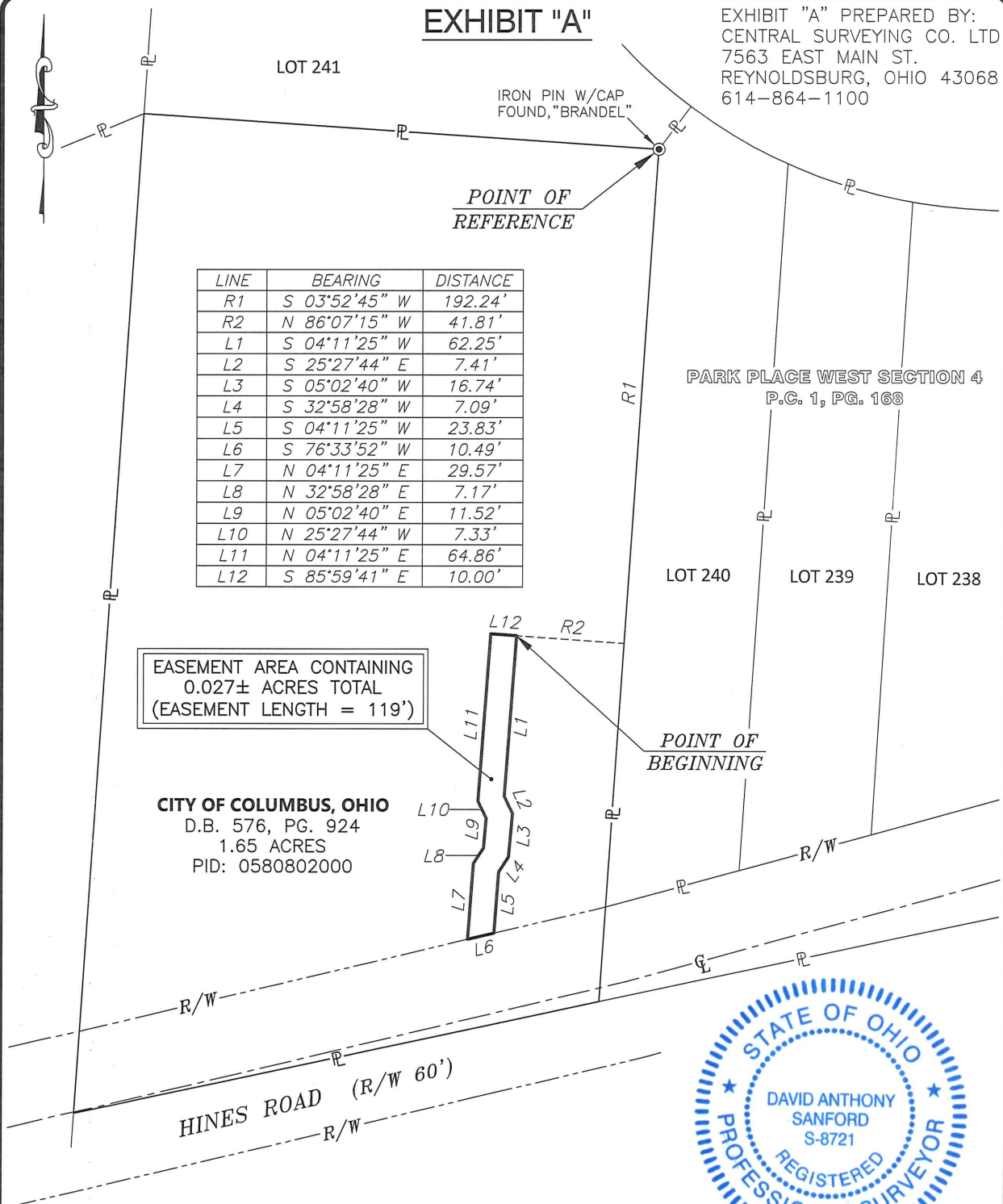


EXHIBIT "A"

EXHIBIT "A" PREPARED BY:  
CENTRAL SURVEYING CO. LTD  
7563 EAST MAIN ST.  
REYNOLDSBURG, OHIO 43068  
614-864-1100



LINE	BEARING	DISTANCE
R1	S 03°52'45" W	192.24'
R2	N 86°07'15" W	41.81'
L1	S 04°11'25" W	62.25'
L2	S 25°27'44" E	7.41'
L3	S 05°02'40" W	16.74'
L4	S 32°58'28" W	7.09'
L5	S 04°11'25" W	23.83'
L6	S 76°33'52" W	10.49'
L7	N 04°11'25" E	29.57'
L8	N 32°58'28" E	7.17'
L9	N 05°02'40" E	11.52'
L10	N 25°27'44" W	7.33'
L11	N 04°11'25" E	64.86'
L12	S 85°59'41" E	10.00'

EASEMENT AREA CONTAINING  
0.027± ACRES TOTAL  
(EASEMENT LENGTH = 119')

CITY OF COLUMBUS, OHIO  
D.B. 576, PG. 924  
1.65 ACRES  
PID: 0580802000



LEGEND

- P — PROPERTY LINE
- CL — CENTERLINE OF ROAD
- R/W — ROAD RIGHT-OF-WAY LINE

NOTES:  
THIS DRAWING IS FOR EASEMENT PURPOSES ONLY AND HAS BEEN COMPILED USING EXISTING PUBLIC RECORDS, ALONG WITH FIELD COLLECTED INFORMATION, AND IS SUBJECT TO ALL LEGAL STREETS, HIGHWAYS, RIGHT-OF-WAYS, ALLEYS, EASEMENTS, AGREEMENTS AND/OR CONDITIONS OF RECORD, IF ANY.

BASIS OF BEARINGS:  
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE, NAD 83, U.S. SURVEY FOOT.

SITUATE:  
SITUATED IN THE STATE OF OHIO, COUNTY OF FAIRFIELD, CITY OF COLUMBUS, LYING IN HALF SECTION 54, SECTION 30, TOWNSHIP 16, RANGE 20, REFUGEE LANDS, AND BEING PART OF A 1.65 ACRE TRACT OF LAND CONVEYED TO CITY OF COLUMBUS, OHIO, AS RECORDED IN DEED BOOK 576, PAGE 924. ALL REFERENCES CONTAINED HEREIN ARE TO FAIRFIELD COUNTY RECORDER'S RECORDS, LANCASTER, OHIO.

CENTRAL SURVEYING CO., LTD.

David A. Sanford 2/15/22

DAVID A. SANFORD, P.S. #8721 02/15/22



SCALE IN FEET  
SCALE: 1 INCH = 60 FEET

OHIO POWER COMPANY

EASEMENT ACROSS THE LANDS OF  
CITY OF COLUMBUS, OHIO  
CONTAINING 0.027± ACRES

Drawn By: DS	Checked By: ww
Scale: 1"=60'	Date: 02/15/22
File Name: AEP20220215-EAS-CITY	Drawing Number:
Revisions: —	2022-0215

**CENTRAL SURVEYING CO., LTD.**

7563 E. Main St.  
Reynoldsburg, Ohio 43068

Phone: 614-864-1100  
Fax: 614-864-2011

**Description of a 0.027± Acre Easement  
For  
Ohio Power Company**

Situated in the State of Ohio, County of Fairfield, City of Columbus, lying in Half Section 54, Section 30, Township 16, Range 20, Refugee Lands, and being part of a 1.65 acre tract of land conveyed to City of Columbus, Ohio, as recorded in Deed Book 576, Page 924. All references contained herein are to the Fairfield County Recorder's records, Lancaster, Ohio, and being shown on Exhibit "A" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

Commencing for reference at an iron pin and cap stamped "Brandel" found at the Northeast corner of said 1.65 acre tract, said iron pin being a northwesterly corner of Lot 240 in Park Place West Section 4, as recorded in Plat Cabinet 1, Page 168;

Thence, S 03°52'45" W, 192.24 feet with the East line of said 1.65 acre tract and the West line of said Lot 240 to a point;

Thence, N 86°07'15" W, 41.81 leaving the West line of said Lot 240 and running within said 1.65 acre tract to a point, said point being **True Point of Beginning** of the herein described 0.027± acre easement;

Thence, continuing within said 1.65 acre tract the following twelve (12) courses:

1. S 04°11'25" W, 62.25 feet to a point;
2. S 25°27'44" E, 7.41 feet to a point;
3. S 05°02'40" W, 16.74 feet to a point;
4. S 32°58'28" W, 7.09 feet to a point;
5. S 04°11'25" W, 23.83 feet to a point on the northerly right-of-way line of Hines Road (R/W 60');
6. S 76°33'52" W, 10.49 feet with the northerly right-of-way line of said Hines Road to a point;
7. N 04°11'25" E, 29.57 feet leaving the northerly right-of-way line of said Hines Road and continuing within said 1.65 acre tract to a point;
8. N 32°58'28" E, 7.17 feet to a point;
9. N 05°02'40" E, 11.52 feet to a point;
10. N 25°27'44" W, 7.33 feet to a point;
11. N 04°11'25" E, 64.86 feet to a point;
12. S 85°59'41" E, 10.00 feet to the **True Point of Beginning**, containing 0.027± acres of land.

Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983 (2011), U.S. Survey Foot.

This document is for easement purposes only and has been compiled using existing public records along with field collected information and is subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record, if any.



*David A. Sanford* 2/15/22

David A. Sanford, P.S. 8721      02/15/22  
Central Surveying Co., Ltd  
7563 East Main Street  
Reynoldsburg, OH 43068