

**EXHIBIT A**

LPA RX 871 SH

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Rev. 06/09

Ver. Date 7-21-2022

PID 105732

**PARCEL 3-SH1  
FRA-C.R. 96-1.71 (CASSADY AVE.)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF COLUMBUS, FRANKLIN 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 City Of Columbus, Franklin 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]

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Situated in the State of Ohio, City of Columbus, Franklin County, Section 1, Township 5, Range 22, in the Refugee Lands and being part of a tract conveyed to ½ interest The Columbus & Ohio River Company Railroad, an Ohio Corporation in Instrument 200601090004340, ½ interest Ohio Rail Development Commission, an Independent Agency of the State of Ohio in Instrument 201204190054429 in the Franklin County Recorder's Office. The below described parcel laying on the right and left side of the centerline of proposed right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at a monument box with iron pin set on the grantor's north line on the centerline of said Cassady Avenue at station 11+27.40; Thence, along the grantor's north line, South 85 degrees 16 minutes 22 seconds West 20.28 feet to a point on the west existing standard highway easement for Cassady Ave as shown in road record 8, page 31, said point being 20.02 feet left of the proposed centerline of Cassady Avenue at station 11+24.15 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the said existing 20 foot standard highway easement, **South 04 degrees 47 minutes 52 seconds West, 61.93 feet** to a point, said point being 20.35 feet left of the proposed centerline of Cassady Avenue at station 10+62.23;

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- 2) **Thence**, along the said existing 20 foot standard highway easement, **South 03 degrees 57 minutes 49 seconds West, 64.67 feet** to a point on the grantor's south line, said point being 20.00 feet left of the proposed centerline of Cassady Avenue at station 9+97.75;
- 3) **Thence**, along the grantor's south line, **South 85 degrees 16 minutes 22 seconds West, 20.23 feet** to an iron pin set, said pin being 40.00 feet left of the proposed centerline of Cassady Avenue at station 9+94.69;
- 4) **Thence**, across the grantor's tract, **North 04 degrees 21 minutes 02 seconds East, 126.59 feet** to an iron pin set, said pin being 40.04 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 11+20.90;
- 5) **Thence**, along the grantor's north line, **North 85 degrees 16 minutes 22 seconds East, 20.28 feet** to the **TRUE POINT OF BEGINNING**, containing 0.057 acres.

The parcel of land described contains, 0.057 acres, more or less located in Franklin County Auditor's Parcel Number 010-092812-00, and 010-095788-00 including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, September, 2020.

Grantor claim title by Instrument 200601090004340 and 201204190054429, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

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Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

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Date