

EXHIBIT A

LPA RX 879 CH

Page 1 of 3

Rev. 06/09

Ver. Date 07/21/14

PID 90241

**PARCEL 1-CH
FRA-222 (GENDER ROAD)
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, OHIO, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a perpetual watercourse, ditch, channel or other drainage facility upon the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (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 Franklin, City of Columbus, and being located in Half Section 44, Section 25, Township 12 North, Range 21 West, Refugee Lands, and being out of that 19.780 acre tract of land described in a deed to **Brice Road Developments, L.L.C.**, of record in Instrument Number 200105150106418 and Instrument Number 199905120119880, being declared as **Kensington Condominium**, of record in Instrument Number 201312300211669 as represented in Condominium Plat Book 236, Page 91, of the Franklin County Deed Records, Auditor's Parcel numbers 530-292899 thru 530-293162 and more particularly described as follows:

Beginning at a 3/4"x 36" Iron Pin with a 3" aluminum cap in a standard ODOT monument box to be set in the pavement at the intersection of the centerline construction of Refugee Road, and centerline construction of Gender Road, being STA 112+30.93 Refugee Road and equaling STA 216+59.94 Gender Road, as shown on the Centerline Plat of FRA-222 (Gender Road) and recorded in Plat Book 117, Page 72, of the Plat Records of Franklin County;

Thence along the said centerline construction of Gender Road, North 04° 32' 42" East, 785.99 feet to a point being at centerline construction STA 224+45.93;

EXHIBIT A

LPA RX 879 CH

Page 2 of 3

Rev. 06/09

Thence leaving said centerline construction of Gender Road, North 85° 27' 18" West, 70.13 feet, to an Iron Pin Found being on the existing west L/A right of way line of Gender Road as conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15 of the Franklin County Deed Records also being the southerly property line of said 19.780 acre tract also being a northerly property line of a 3.146 acre tract of land as conveyed to BJM Co., Inc., in Instrument Number 199905120119882 of the Franklin County Deed Records, being at centerline construction STA 224+45.93, 70.13 feet LT. said Iron Pin Found being the **True Point of Beginning** for the parcel herein described;

Thence along the said southerly property line of the 19.780 acre tract also being the said northerly property line of the 3.146 acre tract, North 87° 50' 56" West, 37.91 feet, to a point being at centerline construction STA 224+44.34, 108.00 feet LT;

Thence crossing through said grantor's 19.780 acre tract, North 15° 43' 27" East, 56.73 feet to a point being at centerline construction STA 225+00.00, 97.00 feet LT;

Thence continuing across the said 19.780 acre tract, North 03° 23' 57" East, 100.02 feet to a point being at centerline construction STA 226+00.00, 99.00 feet LT;

Thence across the said 19.780 acre tract, North 20° 11' 14" East, 51.92 feet to a point being at centerline construction STA 226+50.00, 85.00 feet LT;

Thence across the said 19.780 acre tract, North 02° 38' 09" East, 150.08 feet to a point being at centerline construction STA 228+00.00, 90.00 feet LT;

Thence across the said 19.780 acre tract, North 12° 28' 38" East, 28.27 feet to a point being on the said existing west L/A right of way line of Gender Road as conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15 of the Franklin County Deed Records, being at centerline construction STA 228+28.00, 86.10 feet LT;

Thence along the said existing west L/A right of way line of Gender Road as conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15 of the Franklin County Deed Records, South 02° 09' 04" West, 382.41 feet to the **True Point of Beginning**;

Containing 0.131 acres, more or less, subject to legal highways and other easements of record.

EXHIBIT A

Page 3 of 3

LPA RX 879 CH

Rev. 06/09

Basis of Bearing: The bearings herein were determined by GPS observation of Franklin County Geodetic Survey (FCGS) Monument Numbers 9918 and 2272 as shown on a Franklin County Engineer's Office Centerline Survey Plat (Drawing Number 0117-03). The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 Adjustment) in which the bearing from FCGS 9918 to FCGS 2272 is North 04° 26' 51" East.

Basis of Stationing: The stationing referenced herein is from the plans known as "FRA-222-GENDER AT REFUGEE" on file with the Ohio Department of Transportation, District 6, and the City of Columbus, Ohio.

Prior Instrument References as of the date of this survey was prepared, Franklin County Recorder's, Instrument Number 201312300211669.

All Iron Pins Set are 3/4" dia. by 36" long with 3" Aluminum ID Cap stamped WILLIS S7996.

The description is based on a survey made by Patrick D. Leighty, PS No. 8467, and reviewed and approved by me Todd D. Willis, PS No. 7996 May 2014.

Todd D. Willis, PS No. 7996

Date