

EXHIBIT A

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Ver. Date 07/21/14

PID 90241

**PARCEL 10-CH1
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 Section 1, Township 11 North, Range 21 West, Congress Lands and being out of that 16.205 acre tract of land described in a deed to **Stratford Lakes LLC**, of record in Instrument Number 201107060083179, of the Franklin County Deed Records, Auditor's Parcel number 530-137748 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 Refugee Road, South 77° 34' 14" East, 316.12 feet to a point being at centerline construction STA 115+47.06;

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Thence leaving said centerline construction of Refugee Road, North 12° 25' 46" East, 50.80 feet, to an Iron Pin Found being the easterly property line of a 1.643 acre tract of land as conveyed to Thorntons, Inc., in Instrument Number 200809090136930 of the Franklin County Deed Records, and being the existing north right of way line of Refugee Road as conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15, of the Franklin County Deed Records, and being the southwest corner of the right of way of Refugee Road as dedicated to the City of Columbus, of record in Plat Book 72, Page 31, of the Franklin County Deed Records, also being the northwest corner of the right of way of Refugee Road as conveyed to the City of Columbus, of record in Deed Book 3205, Page 672, of the Franklin County Deed Records, being at centerline construction STA 115+47.06, 50.80 feet LT;

Thence along the said easterly property line of the 1.643 acre tract, and being the said existing north right of way line of Refugee Road as conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15, of the Franklin County Deed Records, and being the westerly the right of way of Refugee Road as dedicated to the City of Columbus, of record in Plat Book 72, Page 31, of the Franklin County Deed Records, North 04° 21' 18" East, 17.39 feet, passing an Iron Pin Set at 0.21 feet to a point being the northwest corner of the right of way of Refugee Road as dedicated to the City of Columbus, of record in Plat Book 72, Page 31, of the Franklin County Deed Records, and being on the westerly property line of the said 16.205 acre tract, also being the said easterly property line of the 1.643 acre tract, being at centerline construction STA 115+44.61, 68.01 feet LT. said point being the **True Point of Beginning** for the parcel herein described;

Thence continuing along the said westerly property line of the 16.205 acre tract also being the said easterly property line of the 1.643 acre tract, North 04° 21' 18" East, 2.01 feet to a point being at centerline construction STA 115+44.33, 70.00 feet LT;

Thence crossing through said grantor's 16.205 acre tract, South 83° 28' 36" East, 213.80 feet to a point being at centerline construction STA 117+57.00, 92.00 feet LT;

Thence across the said 16.205 acre tract, South 12° 25' 46" West, 39.78 feet to a point of curve being on the existing north right of way line of Refugee Road as dedicated to the City of Columbus, of record in Plat Book 72, Page 31, of the Franklin County Deed Records, being at centerline construction STA 117+57.00, 52.22 feet LT;

Thence along the said existing north right of way line of Refugee Road as dedicated to the City of Columbus, of record in Plat Book 72, Page 31, of the Franklin County Deed Records, with a curve to the right with a radius of 1440.00 feet, length of 107.92 feet, delta of 04° 17' 38", chord length of 107.89 feet and bearing of North 74° 22' 44" West to a point being at centerline construction STA 116+49.27, 58.23 feet LT;

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Thence continuing along the said existing north right of way line of Refugee Road as dedicated to the City of Columbus, of record in Plat Book 72, Page 31, of the Franklin County Deed Records, North 72° 13' 55" West, 105.12 feet to the **True Point of Beginning;**

Containing 0.108 acres, more or less, subject to legal highways and other easements of record.

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 201107060083179.

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