

EXHIBIT A

LPA RX 877 S

Page 1 of 3

Rev. 06/09

Ver. Date 07/21/14

PID 90241

**PARCEL 12-S
FRA-222 (GENDER ROAD)
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
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 sewer in, upon and over 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 0.691 acre tract of land described in a deed to **Tim Donut U.S. Limited, Inc.**, of record in Instrument Number 200510140216730, of the Franklin County Deed Records, Auditor's Parcel number 530-278464 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, 302.77 feet to a point being at centerline construction STA 219+62.71;

Thence, leaving said centerline construction of Gender Road, South 85° 27' 18" East, 60.44 feet, to a point being on the existing east 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 0.691 acre tract also being the northerly property line of a 1.643 acre tract of land as conveyed to Thorntons, Inc., of record in Instrument Number 200809090136930, of the Franklin County Deed Records, being at centerline construction STA 219+62.71, 60.44 feet RT. said point being the **True Point of Beginning** for the parcel herein described;

EXHIBIT A

Page 2 of 3

LPA RX 877 S

Rev. 06/09

Thence along the said existing east 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, North 04° 18' 05" East, 116.32 feet to a point being on the northerly property line of said 0.691 acre tract also being a southerly property line of a 0.686 acre tract of land as conveyed to BJM Company Inc., in Official Record Volume 17250, Page C06, of the Franklin County Deed Records, being at centerline construction STA 220+79.03, 59.95 feet RT;

Thence along the said northerly property line of the 0.691 acre tract also being the said southerly property line of the 0.686 acre tract, South 85° 39' 37" East, 10.00 feet to a point being at centerline construction STA 220+79.07, 69.95 feet RT;

Thence crossing through said grantor's 0.691 acre tract, South 04° 18' 05" West, 114.07 feet to a point being at centerline construction STA 219+65.00, 70.43 feet RT;

Thence continuing across the said 0.691 acre tract, South 85° 27' 18" East, 16.57 feet to a point being at centerline construction STA 219+65.00, 87.00 feet RT;

Thence across the said 0.691 acre tract, South 04° 32' 42" West, 2.19 feet to a point being on the said southerly property line of the 0.691 acre tract also being the said northerly property line of the 1.643 acre tract being at centerline construction STA 219+62.81, 87.00 feet RT;

Thence along the said southerly property line of the 0.691 acre tract also being the said northerly property line of the 1.643 acre tract, North 85° 39' 37" West, 26.56 feet to the **True Point of Beginning**;

Containing 0.028 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 200510140216730.

EXHIBIT A

Page 3 of 3

LPA RX 877 S

Rev. 06/09

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