

EXHIBIT A

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LPA RX 871 SH

Rev. 06/09

Ver. Date 11-17-2022

PID

**PARCEL 27-SH1
DUBLIN-GRANVILLE ROAD
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]

Situated in the State of Ohio, City of Columbus, Franklin County, Section 4, Township 2, Range 17, and being part of New Albany Village Condominiums Second Amendment CPB 76, page 1 as declared in Instrument 199801050001716 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline existing right of way of right of way for Dublin-Granville Road in project Intersection Improvements Dublin-Granville Rd. at Ulry Rd. as platted by 2LMN, Inc. and recorded in Plat Book 132, Page 114-115, and being more particularly described as follows:

COMMENCING at an iron pin set at the grantor's northwest corner and the south existing right of way for said Dublin-Granville Road as conveyed to the City of Columbus in Official Record 4572G04, said point also being the northeast corner of Lot 29 of the Resubdivision of Lots 1 thru 33 inclusive and Reserve "A" Timber Leaf Section 1 as recorded in Plat Book 74, page 65 in the Franklin County Recorder's Office and conveyed to Heidi M. Eddy in Instrument 199707030039227, and being 30.00 feet right of centerline of Dublin-Granville Road at station 76+23.80 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

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- 1) **Thence**, along the grantor's north line and the said south existing right of way for said Dublin-Granville Road, **South 86 degrees 18 minutes 09 seconds East, 335.00 feet** to a point at the grantor's northeast corner and the west line of a 0.427 acre tract conveyed to S.A.R. Construction Co. tract conveyed in Official Record 32718I07, said point being 30.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 79+58.37;
- 2) **Thence**, along the grantor's east line also being on the west line of said 0.427 acre tract and the south existing right of way for said Dublin-Granville Road, **South 03 degrees 42 minutes 27 seconds West, 19.00 feet** to an iron pin set, said pin being 49.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 79+58.10;
- 3) **Thence**, across the grantor's tract, **South 85 degrees 35 minutes 23 seconds West, 42.72 feet** to an iron pin set, said pin being 55.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 79+58.29;
- 4) **Thence**, across the grantor's tract, **North 78 degrees 35 minutes 25 seconds West, 44.90 feet** to an iron pin set, said pin being 49.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 78+72.00;
- 5) **Thence**, across the grantor's tract, **North 86 degrees 18 minutes 09 seconds West, 248.21 feet** to an iron pin set on the grantor's west line being on the east line of said Lot 29, said pin being 49.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 76+23.79;
- 6) **Thence**, along the grantor's west line common to said Lot 29, **North 03 degrees 42 minutes 31 seconds East, 19.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.152 acres.

The parcel of land described contains, 0.152 acres, more or less located in the common area of New Albany Village Condominiums Second Amendment 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, April, 2020.

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Grantor claim title by CPB 76, page 1, as declared in Instrument 199801050001716 as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2019 and being a bearing of North 86 degrees 18 minutes 09 seconds East of the existing centerline of Dublin-Granville Road West of Ulry Road as shown in project Intersection Improvements Dublin-Granville Rd. at Ulry Rd, as platted by 2LMN, Inc.

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

Date