

**EXHIBIT A**

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LPA RX 875 SL

Rev. 08/12

Ver. Date 09/09/2015

PID 90406

**PARCEL 17-SL  
FRA/DEL-LAZELLE ROAD  
PERPETUAL EASEMENT FOR THE CONSTRUCTION AND  
MAINTENANCE OF SLOPES IN THE NAME AND FOR THE USE OF THE  
CITY OF COLUMBUS, DELAWARE COUNTY, OHIO**

An exclusive perpetual easement for the construction and maintenance of slopes over the within described real estate. With the express prior permission of Grantee, Grantor/Owner may (1) alter the contours of the slopes constructed and maintained by Grantee over the easement area; and (2) install, construct and make improvements on the slopes constructed and maintained by Grantee over the easement area. Provided, however, any and all such alterations of the slopes and construction of improvements thereon shall be undertaken at the sole expense of Grantor/Owner; in no event shall Grantee be liable to Grantor/Owner for any compensation whatsoever if it should be reasonably necessary or desirable for Grantee to restore the slopes over the easement area to the same condition as originally constructed by Grantee or if it should be reasonably necessary or desirable for Grantee to maintain or reconstruct and maintain the slopes over the easement area in a manner different than originally constructed by Grantee or altered by Grantor/Owner, nor shall Grantee be liable to Grantor/Owner for any compensation whatsoever if, in the course of maintaining or reconstructing the slopes over the easement area, it is reasonably necessary or convenient for Grantee to remove or impair any improvement constructed thereon by Grantor/Owner. (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, County of Franklin, City of Columbus, being located in ¼ Township 2, Township 2 North, Range 18 West, United States Military Lands, and being a part of that 22.899 acre parcel described in a deed to **STRATFORD CHASE APARTMENTS, AN OHIO GENERAL PARTNERSHIP**, of record in Official Record 14610 J-07, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel of land lying on the right side of the proposed centerline of construction for Lazelle Road, as shown on the centerline plat of record in Plat Book \_\_\_\_, Page \_\_\_\_, and being further bounded and described as follows:

Commencing for reference at Franklin County Monument "FCGS 0014, said point being at the intersection of the existing centerline of right-of-way for Lazelle Road and the existing centerline of right-of-way for Storrow Drive, both being dedicated in Plat Book 68, page 27, said point being on the line between Franklin County and Delaware County, and said point being 52.48 feet right of Lazelle Road proposed centerline of construction Station 99+61.88;

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Thence **South 03 degrees 25 minutes 13 seconds West**, along the existing centerline of right-of-way for said Storrow Drive, a distance of **90.72 feet** to a point, said point being 142.40 feet right of Lazelle Road proposed centerline of construction Station 99+49.90;

Thence **North 86 degrees 34 minutes 47 seconds West**, along a line perpendicular to the previous course, a distance of **30.00 feet** to an iron pin set on the existing west right-of-way line for said Storrow Drive, being the east line of the grantor's land, said iron pin set being 138.40 feet right of Lazelle Road proposed centerline of construction Station 99+20.06, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described slope easement;

Thence **South 03 degrees 25 minutes 13 seconds West**, along the existing west right-of-way line for said Storrow Drive and along the east line of the grantor's land, a distance of **5.45 feet** to a point, said point being 143.80 feet right of Lazelle Road proposed centerline of construction Station 99+19.34;

Thence across the grantor's land along the following seven (7) described courses:

1. **North 43 degrees 47 minutes 37 seconds West**, a distance of **14.68 feet** to a point, said point being 132.48 feet right of Lazelle Road proposed centerline of construction Station 99+09.99;
2. **North 17 degrees 12 minutes 28 seconds West**, a distance of **33.47 feet** to a point, said point being 99.86 feet right of Lazelle Road proposed centerline of construction Station 99+02.47;
3. **North 86 degrees 25 minutes 36 seconds West**, a distance of **280.91 feet** to a point, said point being 43.00 feet right of Lazelle Road proposed centerline of construction Station 96+27.20;
4. **South 80 degrees 01 minute 26 seconds West**, a distance of **20.36 feet** to a point, said point being 47.77 feet right of Lazelle Road proposed centerline of construction Station 96+07.40;
5. **North 89 degrees 15 minutes 08 seconds West**, a distance of **159.15 feet** to a point, said point being 61.67 feet right of Lazelle Road proposed centerline of construction Station 94+53.12;

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6. **South 47 degrees 38 minutes 10 seconds West**, a distance of **119.07 feet** to a point, said point being 151.96 feet right of Lazelle Road proposed centerline of construction Station 93+70.98;
7. **South 78 degrees 03 minutes 45 seconds West**, a distance of **48.72 feet** to the west line of the grantor's land, being the east line of that tract of land described in a deed to New York Central Lines, LLC, of record in Instrument Number 200212180325201, said point being 166.11 feet right of Lazelle Road proposed centerline of construction Station 93+20.12;

Thence **North 02 degrees 51 minutes 09 seconds West**, along the west line of the grantor's land and along the east line of said Conrail tract, a distance of **127.00 feet** to and iron pin set on the proposed south right-of-way line for Lazelle Road, said iron pin set being 40.00 feet right of Lazelle Road proposed centerline of construction Station 93+04.24;

Thence **South 86 degrees 25 minutes 36 seconds East**, across the grantor's land and along the proposed south right-of-way line for Lazelle Road, a distance of **28.87 feet** to an iron pin set at a northeast corner of the grantor's land, being the southwest corner of that 0.306 acre right-of-way parcel described in a deed to City of Columbus, of record in Official Record 11165 D-17, said iron pin set being 39.71 feet right of Lazelle Road proposed centerline of construction Station 93+33.72;

Thence **South 86 degrees 25 minutes 36 seconds East**, along the existing south right-of-way line for Lazelle Road, as established by said 0.306 acre right-of-way parcel, being a north line of the grantor's land, a distance of **62.96 feet** to a point on a proposed sewer easement for Lazelle Road, said point being 37.54 feet right of Lazelle Road proposed centerline of construction Station 93+97.98;

Thence across the grantor's land along the following five (5) described courses:

1. **South 49 degrees 06 minutes 41 seconds East**, along a proposed sewer easement, a distance of **17.32 feet** to a point, said point being 47.26 feet right of Lazelle Road proposed centerline of construction Station 94+12.64;
2. **South 86 degrees 25 minutes 36 seconds East**, continuing along a proposed sewer easement, a distance of **501.95 feet** to a point on the proposed west right-of-way line for said Storrow Drive, said point being 95.93 feet right of Lazelle Road proposed centerline of construction Station 99+07.00;

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3. **South 29 degrees 03 minutes 30 seconds East**, along the proposed west right-of-way line for said Storrow Drive, a distance of **12.71 feet** to an iron pin set, said iron pin set being 107.47 feet right of Lazelle Road proposed centerline of construction Station 99+12.34;
4. **South 11 degrees 51 minutes 36 seconds East**, continuing along the proposed west right-of-way line for said Storrow Road, a distance of **25.98 feet** to and iron pin set, said iron pin set being 133.22 feet right of Lazelle Road propose centerline of construction Station 99+15.79;
5. **South 43 degrees 47 minutes 37 seconds East**, continuing along the proposed west right-of-way line for said Storrow Road, a distance of **6.72 feet** to the **TRUE POINT OF BEGINNING** for the herein described slope easement.

The above described slope easement contains a total area of **0.360 acres** (including 0.115 acres located within historic present road occupied that was not vacated) within Franklin County Auditor's parcel number 610-216385.

The bearings described herein are based on the bearing of South 86 degrees 25 minutes 36 seconds East between Franklin County Monuments "FCGS 2225" and "FCGS 2226", as established utilizing a field traverse.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with caps stamped "R/W STRUCTUREPOINT".

The above described slope easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on March 17, 2015, is based on a survey of the premises completed by Columbus Engineering Consultants, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

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Brian P. Bingham, PS  
Registered Professional Surveyor No. 8438

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Date