

EXHIBIT 'A'  
SANITARY SEWER EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, located in the Southwest Quarter of Section 12, Township 4, Range 22 of the Congress Lands East of the Scioto River and within a 1.455 acre tract in a deed to George R. King and Christa J. King in O.V.R. 27210 A-10; (All records are on file at the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

Commencing at Franklin County Survey Control Monument FCGS 8819, which is an aluminum disk in Standard Monument Box Assembly, being the intersection of the centerline of Williams Road and the easterly right-of-way of Strack Road and also being on the former Hamilton/Marion Township line;

Thence North  $86^{\circ}05'35''$  West, along the centerline of Williams Road, for a distance of 499.30 feet to the centerline intersection of Behm Road and Williams Road;

Thence North  $04^{\circ}03'58''$  East, along the centerline of Behm Road, for a distance of 504.89 feet, to an angle point along said centerline;

Thence North  $04^{\circ}44'37''$  East, continuing along the centerline of Behm Road, for a distance 331.19 feet to a rail road spike found at the southeasterly corner of said 1.455 acre tract and the northeasterly corner of a 0.23 acre tract as described in a deed to Alfred E. Brock Jr. in Instrument Number 201301160008762;

Thence North  $86^{\circ}18'34''$  West, along the northerly line of said 0.23 acre tract and the southerly line of said 1.455 acre tract, a distance of 10.00 feet to the westerly right of way of Behm Road and being the **True Place of Beginning** of the parcel herein described;

Thence North  $86^{\circ}18'34''$  West, continuing along the northerly line of said 0.23 acre tract and the southerly line of said 1.455 acre tract, for a distance of 20.40 feet to a point;

Thence North  $15^{\circ}08'19''$  East, passing through said 1.455 acre tract, for a distance of 333.13 feet to the northerly line of said 1.455 acre tract and a line common with a 53.771 acre tract as described in a deed to Empire Real Estate Holdings LLC in Instrument Number 201306140099425;

Thence South  $86^{\circ}11'51''$  East, along the northerly line of said 1.455 acre tract and the southerly line of said 53.771 acre tract, a distance of 20.40 feet to the westerly right-of-way of Behm Road;

Thence South  $15^{\circ}08'19''$  West, passing through said 1.455 acre tract and following the westerly right-of-way of Behm Road, for a distance of 333.09 feet to the **True Place of Beginning**, and containing 6,597 square feet or 0.151 acres of land, more or less, in Franklin County Auditor Parcel Number 530-111814, of which Present Road Occupied is 0.000 acres of land.

The bearings for this description are based on Ohio State Plane, South Zone and referenced to the North American Datum of 1983 (2011) determined by GPS Observations June 20<sup>th</sup> 2017 between Franklin County Control Monuments FCGS 8819 and FCGS 1577 as being North 86°05'35" West.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.