

EXHIBIT A

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LPA RX 879 CH

Rev. 06/09

Ver. Date 11/15/2018

PID 98557

**PARCEL 4-CH
FRA-CR03-12.96
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, 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, Prairie Township, located in Virginia Military Survey No. 7326, and being part of the 14.684 acre tract conveyed to **LJKJ Rome Hilliard, LLC (36.494%)** in Instrument Number 201212190195037, **Ruth Ann Hoffman (29.357%) & Roy Lee Hoffman (34.149%)** (Grantor) in Official Record 2614J05 and 5431H02, the below described parcel laying on the right side of Hilliard & Rome Road as shown in the centerline of FRA-CR03-12.96, as recorded in Plat Book - _____, Page _____, and being described as follows:

Being a parcel of land lying south of and adjacent to the south existing right-of-way line of Fisher Road, as described in the Ohio Department of Transportation Right-of-Way plan FRA-70-03.41 (Dated 8/15/1967) and more particularly described as follows:

Commencing at the intersection of the centerline of existing right-of-way of Hilliard & Rome Road station 84+89.70 and the centerline of existing right-of-way of Fisher Road station 25+00.00, also being the north line of V.M.S #7326, also being the centerline of existing right-of-way of Feder Road station 178+38.90, also being the north line of V.M.S #7326, said point being North 86 degrees 14 minutes 38 seconds West, a distance of 700.00 feet from centerline station 32+00.00 of Fisher Road, and the north line of V.M.S #7326, as designated by a monument at station 31+99.98, 0.05 left;

Thence South 86 degrees 14 minutes 38 seconds East, a distance of 95.56 feet along the centerline of existing right-of-way of Fisher Road, also being the north line of V.M.S. #7326, to a point, being centerline station 32+95.54;

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Thence South 03 degrees 45 minutes 22 seconds West, a perpendicular distance of 50.00 feet leaving said centerline to the south right-of-way line of Fisher Road passing an iron pin found at a distance of 49.83 feet right of centerline station 32+95.46, and also being the northeast property corner of a parcel of land conveyed to City of Columbus Fire Station #26 in Deed Book 3334, page 411, also being 50.00 feet right of centerline station 32+95.54.

Thence continuing on said existing right-of-way line South 86 degrees 14 minutes 38 seconds East, a distance of 30.00 feet to a point and being the **Point of Beginning** for the herein described parcel:

Thence South 86 degrees 14 minutes 38 seconds East, a distance of 140.71 feet along said south right-of-way line to a pin set on the west existing right of way for Hilliard & Rome Road East as shown in road record 7, page 167, and the south existing right of way for Fisher Road, and being 50.00 feet right of centerline station 34+66.25;

Thence South 13 degrees 57 minutes 45 seconds West, a distance of 294.82 feet to a point, being 340.15 feet right of centerline station 34+14.00;

Thence North 76 degrees 02 minutes 15 seconds West, a distance of 120.37 feet to a point, being 318.83 feet right of centerline station 32+95.54;

Thence North 03 degrees 45 minutes 22 seconds East, a distance of 154.83 feet along said property line to a point, being 164.00 feet right of centerline station 32+95.54;

Thence South 86 degrees 14 minutes 38 seconds East, a distance of 30.00 feet to point, being 164.00 feet right of centerline station 33+25.54;

Thence North 03 degrees 45 minutes 22 seconds East, a distance of 114.00 feet to the **Point of Beginning**.

Containing 0.856 acre, more or less, within Franklin County Auditor's Parcel Number 240-000203. Consisting of 0.000 acres of Present Roadway Occupied.

All references herein are to records in the Recorders' Office, Franklin County, Ohio.

The basis of bearings for this description are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983(NSRS 2011), as established using GPS observations processed against the Ohio CORS network, with the centerline of right of way for Feder Road at Hilliard & Rome Road being South 86 degrees 14 minutes 38 seconds East, and are used to denote angles only.

