

EXHIBIT A

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Rev. 09/12

Ver. Date 11-04-2016

PID 95549

**PARCEL 109-U
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS TRAFFIC**

The parcel acquisition for all City of Columbus traffic signal items including but not limited to pull boxes, loop detectors and cameras. Include all sidewalk not covered by existing sidewalk easement.

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Delaware, City of Columbus, located in Farm Lots 17, Quarter Township 4, Township 3 North, Range 18 West, of the United States Military District, also being part of the 2.013 acre tract of land conveyed to **Buckeye Express Car Wash, LLC, an Ohio limited liability company** (Grantor) in Official Record 1043 Page 1846, and being described as follows:

Being a parcel of land lying north of and adjacent to the north right-of-way line of Polaris Parkway as described in Plat Book 24 Pages 137 - 145 and more particularly described as follows:

Commencing at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at the point of tangency on the centerline of Polaris Parkway, said capped iron pin being at centerline station 169+55.73;

Thence North 46°10'37" East along said centerline of Polaris Parkway, a distance of 502.91 feet to a point of curvature being centerline station 174+58.64;

Thence continuing along said centerline of Polaris Parkway, with a curve to the right, having a radius 1432.39 feet, a central angle of 43°09'02", an arc length of 1078.76 feet, being subtended by a chord bearing of North 67°45'08" East and a chord distance of 1053.45 feet to the point of tangency, centerline station 185+37.40 (back) also being 398+85.62 (ahead);

Thence North 89°19'39" East along said centerline of Polaris Parkway, a distance of 133.14 feet to a point being centerline station 400+18.75;

Thence North 00°40'21" West leaving said centerline perpendicular, a distance of 58.48 feet to a point on said existing north right-of-way line for Polaris Parkway, also being the southwest corner of said Buckeye Express Car Wash, LLC tract and the southeast corner of a tract of land

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conveyed to Polaris Neighborhood Center IV, LLC (APN 31844202054005) in Official Record 806 Page 2284, also being 58.48 feet left of centerline station 400+18.75;

Thence North 00°14'23" East continuing along said existing property line between said Buckeye Express Car Wash, LLC tract and said Polaris Neighborhood Center IV, LLC tract, a distance of 6.52 feet to a point, being 65.00 feet left of centerline station 400+18.86, and being the **Point of Beginning** for the herein described right-of-way parcel;

Thence North 00°14'23" East continuing along said existing property line between said Buckeye Express Car Wash, LLC tract and said Polaris Neighborhood Center IV, LLC tract, a distance of 47.01 feet to a point, being 112.00 feet left of centerline station 400+19.61;

Thence North 89°19'39" East crossing said Buckeye Express Car Wash, LLC tract, a distance of 5.39 feet to a point, being 112.00 feet left of centerline station 400+25.00;

Thence South 00°40'21" East continuing across said Buckeye Express Car Wash, LLC tract, a distance of 22.00 feet to a point, being 90.00 feet left of centerline station 400+25.00;

Thence North 89°19'39" East crossing said Buckeye Express Car Wash, LLC tract, a distance of 30.00 feet to point, being 90.00 feet left of centerline station 400+55.00;

Thence South 42°39'35" East continuing across said Buckeye Express Car Wash, LLC tract, a distance of 13.45 feet to a point, being 80.00 feet left of centerline station 400+64.00;

Thence North 89°19'39" East continuing across said Buckeye Express Car Wash, LLC tract, a distance of 41.28 feet to an iron pin set on said existing north right-of-way line for Polaris Parkway, being 80.00 feet left of centerline station 401+05.28;

Thence continuing along said existing north right-of-way line of Polaris Parkway, with a curve to the right, having a radius 604.81 feet, a central angle of 5°18'24", an arc length of 56.02 feet, being subtended by a chord bearing of South 73°47'23" West and a chord distance of 56.00 feet to a point, being 65.00 feet left of centerline station 400+51.33;

Thence South 89°19'39" West continuing across said Buckeye Express Car Wash, LLC tract, a distance of 32.47 feet to the **Point of Beginning**.

Containing 0.033 acre, more or less, within Delaware County Auditor's Parcel Number 31844202054008. Consisting of 0.000 acres of Present Roadway Occupation.

All references herein are to records in the Records' Office, Delaware County, Ohio.

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The basis of bearings for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD 1983 (1996 adjustment) as established by Carpenter Marty Transportation, Inc. using GPS observations.

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Orion Place as shown upon the right of way plan “Arterial Street Rehabilitation - Polaris Parkway” on file with the City of Columbus, Ohio.

This description was prepared under the direction of Daniel J. Hornyak, Registered Professional Surveyor Number 7963, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by Columbus Engineering Consultants, Inc. and Carpenter Marty Transportation, Inc. and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as “Arterial Street Rehabilitation - Polaris Parkway”.

Columbus Engineering Consultants, Inc.

Daniel J. Hornyak Date
Registered Professional Surveyor No. 7963