

EXHIBIT A

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Rev. 06/09

Ver. Date 12/30/15

PID 95606

**PARCEL 15-CH
FRA - LAZELLE ROAD - PHASE A
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL**

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 Delaware, City of Columbus, located in Section 3, Township 3, Range 18, of the United States Military Lands, being part of the 0.590 acre tract conveyed to Jomar an Ohio General Partnership (Grantor) in Deed Book 518, Page 403, and being lot numbers Forty-Four (44) and Forty-Five (45) in O. W. Roll Subdivision as delineated upon record Plat Book 4, Page 303 and being described as follows:

Being a parcel of land lying north of and adjacent to the north existing right-of-way line of Lazelle Road, and more particularly described as follows:

Commencing at a monument found (FCGS 5027 Reset) at the intersection of the centerline of existing right-of-way of Flint Road and the centerline of existing right-of-way of Lazelle Road, being at centerline station 91+03.76;

Thence North 86°25'36" West, along the centerline of existing right-of-way of Lazelle Road, a distance of 135.35 feet to a monument found (FCGS 2225), being at centerline station 89+68.41;

Thence continuing along said centerline North 87°12'45" West, a distance of 963.42 feet to a point of deflection 00°03'20" to the right, being at centerline station 80+04.99;

Thence continuing along said centerline North 87°09'24" West, a distance of 154.81 feet to a point of tangent, said point being at centerline station 78+50.18;

Thence continuing along said centerline of Lazelle Road with a curve to the left, having a radius 600.00 feet, a central angle of 20°48'34", an arc length of 217.91 feet, being subtended by a chord bearing of South 82°26'19" West and a chord distance of 216.72 feet to a point on the curve, said point being at centerline station 76+32.26;

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Thence leaving said centerline, North $17^{\circ}57'58''$ West, a distance of 42.00 feet to an iron pin set on the existing north right-of-way line for Lazelle Road, said point being 42.00 feet left of Lazelle Road centerline of right-of-way station 76+32.26, and being the **Point of Beginning** for the herein described temporary parcel;

Thence along said existing right-of-way North $87^{\circ}07'35''$ West, a distance of 40.87 feet to a point, being 57.65 feet left of centerline station 75+97.39;

Thence crossing said Jomar an Ohio General Partnership tract North $21^{\circ}56'57''$ West, a distance of 24.58 feet to a point, being 82.23 feet left of centerline station 75+97.15;

Thence continuing across said Jomar an Ohio General Partnership tract South $89^{\circ}38'19''$ East, a distance of 58.88 feet to a pin found on the east property line of said tract, also being the west property line of a 2.033 acre tract of land conveyed to Joseph A and Michelle R Ciminello, and Mark R and Renee S Ciminello in Deed Book 495, Page 299, being 62.74 feet left of centerline station 76+46.73;

Thence along said property line South $01^{\circ}35'36''$ West, a distance of 18.73 feet to an iron pin set on the said existing right-of-way, being 44.98 feet left of centerline station 76+41.30;

Thence South $55^{\circ}24'01''$ West, a distance of 10.14 feet to the **Point of Beginning**.

Containing 0.029 acre, more or less, within Delaware County Auditor's Parcel Number 318-34301067000.

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

The basis of bearings for this description is based on the bearing of South $86^{\circ}25'36''$ East for the centerline of Lazelle Road as established by the Franklin County Engineers office between monuments "FCGS 2225" and "FCGS 2226".

All pins set are 3/4 inch rebar, 30 inches long, with a plastic cap stamped "CEC, INC.".

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Lazelle Road as shown upon the right of way plan FRA-LAZELLE ROAD-PHASE A on file with the City of Columbus.

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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 is not a complete boundary survey of properties involved in the development of the right-of-way plans known as FRA-LAZELLE ROAD-PHASE A.

Daniel J. Hornyak Date
Registered Professional Surveyor No. 7963