

**EXHIBIT A**

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Ver. Date 7-27-2022

PID 105732

**PARCEL 21-CH  
FRA-C.R.96-1.71 (CASSADY AVE.)  
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]**

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Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of a 4.333 acre tract conveyed to CCC Columbus, LLC., a Delaware Limited Liability Company in Instrument 200402190036045 in the Franklin County Recorder's Office. The below described parcel laying on the left and right side of the proposed centerline of right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at a ¾ inch iron pipe found at the southeast corner of said Lot 36 being on the northerly existing right of way for E. 6<sup>th</sup>. Ave. (50' R/W), said point being 38.50 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 26+77.13, and 24.95 feet left of the centerline of proposed right of way and construction for E. 6<sup>th</sup> Avenue at station 9+61.50; Thence, along the east line of Lots 36, 35, 34, and 33, the City of Columbus, Ohio Right of Way Drop in Instrument Number 202110010177244, and the westerly existing standard highway easement for Cassady Avenue, being the west line of a tract of land conveyed to George J. Cassady, James V. Cassady, Thomas S.D. Cassady and Mary D. Shannon, as conveyed in Deed Book 547, Page 440, North 09 degrees 35 minutes 04 seconds East, 164.51 feet to a point at the southeast corner of Lot 33, and on the north line of said tract conveyed in Deed Book 547, Page 440, said point being 29.13 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 28+38.75; Thence, along the north line of said tract conveyed in Deed Book 547, Page 440, the east line of the City of Columbus, Ohio Right of Way Drop in Instrument Number 202110010177244, South 86 degrees 29 minutes 21 seconds East, 10.07 feet to a point on the westerly existing standard highway easement for Cassady Avenue, said point being 19.12 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 28+39.80; Thence,

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along east line of the City of Columbus, Ohio Right of Way Drop in Instrument Number 202110010177244, and the westerly existing standard highway easement for Cassady Avenue, North 09 degrees 18 minutes 27 seconds East, 60.05 feet to an iron pin set on the grantor's parcel line, said pin being 19.33 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 28+99.85 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's parcel line, **North 86 degrees 45 minutes 41 seconds West, 11.81 feet** to a point, said point being 31.07 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 28+98.56;
- 2) **Thence**, across the grantor's tract, **North 12 degrees 06 minutes 30 seconds East, 111.55 feet** to an iron pin set, said pin being 26.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 30+10.00;
- 3) **Thence**, across the grantor's tract, **South 80 degrees 29 minutes 39 seconds East, 6.29 feet** to an iron pin set on the westerly existing Standard Highway Easement for Cassady Avenue from road record 8, page 31, said pin being 19.71 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 30+10.00;
- 4) **Thence**, across the grantor's tract and along the said westerly existing Standard Highway Easement, **South 09 degrees 18 minutes 27 seconds West, 110.15 feet** to the **TRUE POINT OF BEGINNING**, containing 0.023 acres.

The parcel of land described contains, 0.023 acres, more or less in Franklin County Auditor's Parcel Number 010-126708-00 including the present road occupies 0.000 acres, more or less.

All iron pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, September, 2020.

Grantor claim title by Instrument 200402190036045, as recorded in the Franklin County Recorder's Office.

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The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

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Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

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Date