

EXHIBIT A

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LPA RX 871 SH

Ver. Date 2/12/2020

PID

**PARCEL 1-SH
FRA-SHORT ST.
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Columbus, Franklin County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (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, City of Columbus, Franklin County, Half Section 27, Township 5, Range 22, and part of a 44.960 acre tract conveyed to State of Ohio, with the Canal Lands Act of 1825 and leased to Columbus and Southern Ohio Electric Company in Lease Record 83, Page 346, as recorded in the Franklin County Recorder's Office. The below described parcel laying on the right and left side of the proposed centerline of right of way for Short Street in project SHORT STREET as platted by 2LMN, Inc. as recorded in Plat Book 127, Page 84-85, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron pin found on the north existing right of way for Sycamore Street, dedicated to the City of Columbus in Instrument 200410220245227, and the east line of the grantor's tract, also being the southwest corner of a 7.703 acre tract conveyed to The Kroger Co., an Ohio Corporation as recorded in Instrument Number 200503290057421, said pin being 38.59 feet right of centerline of Short Street at station 10+22.77, Thence, along the Grantor's east line and the west line of the existing right of way for Sycamore Street, South 16 degrees 20 minutes 01 seconds East, 14.80 feet to an iron pin set on the east proposed standard highway easement for Short Street, said pin being 24.47 feet right of centerline of Short Street at station 10+16.77 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

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- 1) **Thence**, along the grantor's east line and the west line of the existing right of way for Sycamore Street, **South 16 degrees 20 minutes 01 seconds East, 50.87 feet** to an iron pin set at the northwest corner of a 3.926 acre tract conveyed to Grange Mutual Casualty Company in Instrument Number 200705150084916, said pin being 25.11 feet left of the centerline of Short Street at station 10+05.18;
- 2) **Thence**, along the grantor's east line and west line of said 3.926 acre tract, **South 16 degrees 10 minutes 37 seconds East, 2.42 feet** to an iron pin set, said pin being 27.49 feet left of the centerline of Short Street at station 10+04.83;
- 3) **Thence**, across the grantor's tract with a curve to the right having a radius of 146.50 feet, a central angle of 78 degrees 11 minutes 08 seconds, an arc length of 199.91 feet, and a chord that bears **North 56 degrees 53 minutes 41 seconds West, 184.76 feet**, to an iron pin set, said pin being 26.50 feet left of the centerline of Short Street at station 11+67.92;
- 4) **Thence**, across the grantor's tract, **North 20 degrees 08 minutes 00 seconds West, 28.35 feet** to an iron pin set on the grantor's west line and the east line of a 1.9296 acre tract conveyed to Langston in Official Record 5420, Page A04, and the southernmost point of a 0.023 acre tract conveyed to Columbus and Hocking Valley Railroad Company in Deed Book 149, Page 139, said pin being 27.65 feet left of the centerline of Short Street at station 11+96.06;
- 5) **Thence**, along the grantor's west line and the east line of said 0.023 acre tract, **North 10 degrees 33 minutes 59 seconds West, 174.33 feet** to a point on the east existing right of way for Short Street, dedicated in Deed Book 2358, Page 427, said point being 5.70 feet left of the centerline of Short Street at station 13+69.00;
- 6) **Thence**, along the grantor's west line and the east existing right of way for Short Street, **North 16 degrees 15 minutes 50 seconds West, 444.39 feet** to a point at the southwest corner of the existing standard highway easement for Liberty Street as recorded in Official Record 23507, Page E13, said point being 0.33 feet left of the centerline of Short Street at station 18+13.28;
- 7) **Thence**, along the south line of said Liberty Street Standard Highway Easement, **North 73 degrees 44 minutes 10 seconds East, 23.83 feet** to an iron pin set, said pin being 23.50 feet right of the centerline of Short Street at station 18+13.06;
- 8) **Thence**, across the grantor's tract, **South 16 degrees 48 minutes 07 seconds East, 312.32 feet** to an iron pin set, said pin being 23.50 feet right of the centerline of Short Street at station 15+00.74;

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- 9) **Thence**, across the grantor's tract, **South 30 degrees 50 minutes 17 seconds East, 10.31 feet** to an iron pin set, said pin being 26.00 feet right of the centerline of Short Street at station 14+90.74;
- 10) **Thence**, across the grantor's tract, **South 16 degrees 48 minutes 07 seconds East, 16.48 feet** to an iron pin set, said pin being 26.00 feet right of the centerline of Short Street at station 14+74.26;
- 11) **Thence**, across the grantor's tract, **South 02 degrees 45 minutes 56 seconds East, 10.31 feet** to an iron pin set, said pin being 23.50 feet right of the centerline of Short Street at station 14+64.26;
- 12) **Thence**, across the grantor's tract, **South 16 degrees 48 minutes 07 seconds East, 26.57 feet** to an iron pin set, said pin being 23.50 feet right of the centerline of Short Street at station 14+37.28;
- 13) **Thence**, across the grantor's tract, **South 17 degrees 48 minutes 07 seconds East, 267.52 feet** to an iron pin set, said pin being 23.50 feet right of the centerline of Short Street at station 11+69.76;
- 14) **Thence**, across the grantor's tract with a curve to the left having a radius of 96.50 feet, a central angle of 72 degrees 44 minutes 45 seconds, an arc length of 122.52 feet, and a chord that bears **South 54 degrees 10 minutes 29 seconds East, 114.46 feet**, to the **TRUE POINT OF BEGINNING**, containing 0.647 acres.

It is understood that the parcel of land described contains, 0.647 acres, more or less, including the present road occupies 0.000 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-066661.

All irons 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, March, 2019.

Grantor claim title by the Canal Lands Act of 1825, and leased to Columbus and Southern Ohio Electric Company, in Lease Record 83, Page 346, as recorded in the Franklin County Recorder's Office.

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All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2019 and being a bearing of North 16 degrees 48 minutes 07 seconds West of the centerline of Short Street as shown in project Short Street, as platted by 2LMN, Inc.

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

Date