

EXHIBIT A

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Ver. Date 03/18/25

PID 115646

**PARCEL 61-SH
FRA-16-9.27
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, County of Franklin, City of Columbus, Quarter Township 4, Township 1 North, Range 16 West, United States Military District Lands, being a part of 5.156 acre tract of land in the name of The Villas at East Pointe Condominium Association as declared in Official Record 27831 Page C14 and as demonstrated in Condominium Plat Book 62 Page 19, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the left side of the centerline of Right-of-Way of State Route 16 (East Broad Street) (R/W Varies) and is more particularly described as follows:

Commencing at a 1" iron pin set in a monument box assembly at the centerline of Right-of-Way intersection of said State Route 16 (East Broad Street) and Rosehill Road (R/W Varies), said intersection being centerline Station 227+31.51 of said State Route 16 (East Broad Street) and centerline Station 410+00.00 of said Rosehill Road, said intersection being the northwesterly corner of a 4.087 acre tract of land in the name of CITY OF COLUMBUS, OHIO as described in Instrument Number 199710300131356 referenced by a 1" iron pin found in a monument box bearing South 81°51'39" West a distance of 662.31 and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East, with the centerline of Right-of-Way of said State Route 16 (East Broad Street) and the northerly line of said 4.087 acre tract, a distance of 645.03 feet to a point in the Quarter Township line between Quarter Township 3 and Quarter Township 4, being the

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southwesterly corner of a 4.533 acre tract of land in the name of STATE OF OHIO as described in Instrument Number 199802130033174 and centerline station 233+76.54;

Thence North 04°18'13" East, with said Quarter Township line and the westerly line of said 4.533 acre tract, a distance of 88.07 feet to a point in the northerly Right-of-Way of said State Route 16 (East Broad Street), being the northwesterly corner of said 4.533 acre tract and 86.00 feet left of centerline Station 233+95.51, also being the southwesterly corner of said 5.156 acre tract, said corner being the **True Place of Beginning** for the tract of land herein being described;

- 1) Thence **North 04°18'13" East**, with the easterly line of a 0.398 acre tract of land, known as Lot 1-C, in the name of the City of Columbus, Ohio as described in Instrument Number 201102100021231 and the easterly line of a 20.231 acre tract of land in the name of MENARD, INC., a Wisconsin corporation as described in Instrument Number 201102100021230, also being the westerly line of said 5.156 acre tract, a distance of **24.58 feet** to an iron pin set in the easterly line of said 20.231 acre tract, being 110.00 feet left of centerline Station 234+00.81;
- 2) Thence **North 81°51'39" East**, through said 5.156 acre tract of land, a distance of **303.95 feet** to an iron pin set in said northerly Right-of-Way line and the northerly line of said 4.533 acre tract, also being the southerly line of said 5.156 acre tract, being 110.00 feet left of centerline Station 237+04.76;
- 3) Thence **South 77°25'23" West**, with said northerly Right-of-Way line and the northerly line of said 4.533 acre tract, a distance of **310.18 feet** to the **True Place of Beginning**.

The above described area contains 0.084 acres more or less, which is part of the Common Area of THE VILLAS AT EAST POINTE CONDOMINIUM as declared in Official Record 27831, Page C14 and demonstrated in the Condominium Plat Book 62 Page 19.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established utilizing a GPS survey performed in October 2020, holding North 81°51'39" East for the centerline of State Route 16 (East Broad Street).

The stations referred to herein are from the existing centerline of Right-of-Way of State Route 16, as recorded on the FRA-16-7.79 centerline plat in Plat Book 29 Page 4.

Subject to all easements, restrictions, and Right-of-Ways of record. Known easements at the time of survey:

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A 30-foot easement per the plat of the EAST BROAD BUSINESS CENTER as recorded in Plat Book 58 Page 38.

A 20-foot sewer easement to the CITY OF COLUMBUS, OHIO as described in Official Record 26749 Page A19.

A 30-foot waterline easement to the CITY OF COLUMBUS, OHIO as described in Official Record 26807 Page B07.

A 15-foot sanitary sewer easement to the CITY OF COLUMBUS, OHIO as described in Official Record 27446 Page E12.

Iron pins set after construction are 5/8" diameter iron rebar, 30" long with a yellow identification cap stamped "OHM ADVISORS."

This description is based on an actual field survey performed from October 2020 to October 2024 by OHM Advisors and was created under the direction and supervision of Branden V. Battig, Registered Surveyor No. S-8708.

Branden V. Battig
Registered Surveyor No. S-8708

Date