

EXHIBIT A

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Rev. 06/09

Ver. Date 12/30/15

PID 95606

**PARCEL 16-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 Farm Lot 8 of Section 3, Township 3, Range 18, of the United States Military Lands, being part of the combined 0.675 acre tracts (tract I containing 0.597 acre and tract II containing 0.078 acre) conveyed to Richard M Sims and Debi E Jacobs (Grantor) in Deed Book 1066, Page 235 and being described as follows:

Being a parcel of land lying north of and adjacent to the center line of right-of-way 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 147.70 feet to a point on the southeast corner of said Richard M Sims and Debi E Jacobs tract (tract II), being at centerline station 78+57.29;

Thence along said east property line North 01°35'36" East, a distance of 42.01 feet to an iron pin set, passing the existing right-of-way line at 25.04 feet, being 42.00 feet left of centerline station 78+56.30 and being the **Point of Beginning** for the herein described channel easement;

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Thence crossing said Richard M Sims and Debi E Jacobs tract (tract II) North 87°09'24" West, a distance of 6.19 feet to an iron pin set, being 42.00 feet left of centerline station 78+50.18;

Thence continuing across said tract (tract I and tract II), with a curve to the left, having a radius 642.00 feet, a central angle of 12°38'18", an arc length of 141.61 feet, being subtended by a chord bearing of South 86°31'27" West and a chord distance of 141.33 feet to an iron pin set on the west property line of said tract, being 42.00 feet left of centerline station 77+17.83;

Thence along west property line North 01°35'36" East, a distance of 18.51 feet to a point, being 60.15 feet left of centerline station 77+21.15;

Thence crossing said Richard M Sims and Debi E Jacobs tract (tract I) North 78°46'29" East, a distance of 54.02 feet to a point, being 64.00 feet left of centerline station 77+70.00;

Thence continuing across said tract (tract I & tract II) South 87°08'16" East, a distance of 94.31 feet to a point on the east property line of said tract, being 58.05 feet left of centerline station 78+56.02;

Thence along said east property line of said Richard M Sims and Debi E Jacobs tract (tract II) South 01°35'36" West, a distance of 16.05 feet to the **Point of Beginning**.

Containing 0.063 acre (0.057 acre in tract I & 0.006 acre in tract II), more or less, within Delaware County Auditor's Parcel Number 318-34301068000.

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

The basis of bearings for this description is based on G.P.S. observations performed in September 2013 and is relative to Ohio State Plane Coordinate System, South Zone (NAD 83 – NSRS 2011).

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.

