

EXHIBIT A

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LPA RX 871 SH

Rev. 06/09

Ver. Date 03/11/22

PID 108642

**PARCEL 5-SH
FRA-CLEVELAND AVENUE PED IMPROVE
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
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 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 City of Columbus, County of Franklin, and State of Ohio, Quarter Township 4, Township 1 North, Range 18 West, United State Military District, and being a part of Lot No. 10 of Maple View Addition as recorded in Plat Book 7, Page 414, conveyed to The Board of Trustees of Columbus Metropolitan Library by Instrument No. 200101230014607, all references being to the Franklin County Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the left (west) side of the centerline of existing right-of-way of Cleveland Avenue, as shown and delineated upon the right-of-way plans 3754-E, designated as Intersection-Cleveland Avenue, 5th Avenue to Lehner Road prepared for the City of Columbus, Department of Public Services by Carpenter Marty Transportation Inc., and being more particularly described as follows:

Beginning, for reference, at an 3/4" iron pin found in a monument box in the existing centerline of right-of-way of Kenmore Road, originally dedicated as Gregory Avenue in Plat Book 8, page 14-B (see COC Ord. No. 36656), and existing centerline of right-of-way of Cleveland Avenue, said iron pin being at Station 159+54.03 in said centerline of Cleveland Avenue;

Thence along said centerline of Cleveland Avenue North 25° 32' 08" East a distance of 21.39 feet to a point at Station 159+75.42 in said centerline;

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Thence leaving said centerline North 64° 27' 52" West a distance of 30.00 feet to a magnetic nail set on the Grantor's easterly line, said nail also being at the intersection of an existing permanent easement line, conveyed to the City of Columbus, Ohio, as recorded in Official Record 31533, Page C02, and existing westerly right-of-way line of Cleveland Avenue, being 30.00 feet left of Station 159+75.42 in said centerline, and being the **TRUE POINT OF BEGINNING** of the parcel herein conveyed;

All stations and offsets are to be referenced to Cleveland Avenue;

Thence along said permanent easement line **South 59° 48' 40" West** a distance of **9.62 feet** to a magnetic nail set 35.42 feet left of station 159+67.47;

Thence leaving said line, along a new line across the Grantor's tract the following two courses:

- 1) **North 25° 32' 08" East** a distance of **30.53 feet** to a magnetic nail set 35.42 feet left of Station 159+98.00;
- 2) **South 64° 27' 52" East** a distance of **5.42 feet** to a magnetic set on the Grantor's easterly line and westerly right-of-way line of Cleveland Avenue, being 30.00 feet left of Station 159+98.00;

Thence along said line **South 25° 32' 08" West** a distance of **22.58 feet** to the **TRUE POINT OF BEGINNING**, containing 0.003 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.003 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-060963-00.

Grantor claims title by Instrument No. 200101230014607, Franklin County Recorder's Office.

The bearings found herein are based on Grid North of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011) and are for the purpose of defining angular measurements as established by a GPS survey using the ODOT VRS combined with conventional traverse performed by NEAS, Inc.

Monuments referred to as iron pins set are 5/8" x 30" topped by a yellow plastic cap stamped "CMT, P.S. 7357", unless noted otherwise. Right of way monuments called for as set herein shall be set upon completion of the acquisition process.

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This description is based on a survey performed for the City of Columbus in November of 2020 by NEAS, Inc. This description was prepared and reviewed on March 11, 2022 by Michael D. Weeks, Registered Surveyor Number 7357.

Michael D. Weeks
Professional Surveyor S-7357

Date