

EXHIBIT A

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Rev. 06/09

Ver. Date 12/30/15

PID 95606

**PARCEL 17-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 North, Range 18 West, of the United States Military Lands, being part of the 2.033 acre tract conveyed to Joseph A and Michele R Ciminello, and Mark R and Renee S Ciminello (Grantor) in Deed Book 499, Page 607 and being described as follows:

Being a parcel of land lying north of and adjacent to the north 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 154.81 feet to a point of tangency, also being a point of deflection 00°00'49" to the right on the property line, being at centerline station 78+50.18;

Thence leaving said centerline and continuing along said property line North 87°07'35" West, a distance of 139.89 feet to a point on the southwest corner of Richard M Sims and Debi E Jacobs (0.597 acre) tract I, being 16.16 feet left of centerline station 77+12.76;

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Thence along said east property line North 01°35'36" East, a distance of 26.38 feet to an iron pin set, passing the existing right-of-way line at 25.01 feet, being 42.00 feet left of centerline station 77+17.83 and being the **Point of Beginning** for the herein described channel easement;

Thence crossing said Joseph A and Michele R Ciminello, and Mark R and Renee S Ciminello tract North 88°38'14" West, a distance of 18.61 feet to an iron pin set on the existing right-of-way, being 44.99 feet left of centerline station 77+00.70;

Thence along said existing right-of-way line South 75°43'06" West, a distance of 63.83 feet to an iron pin set on the west property line of said Joseph A and Michele R Ciminello, and Mark R and Renee S Ciminello tract, also being the east property line of a 0.590 acre tract of land conveyed to Jomar an Ohio General Partnership in Deed Book 518, Page 403, being 44.98 feet left of centerline station 76+41.30;

Thence along said property line North 01°35'36" East, a distance of 18.73 feet to a pin found, being 62.74 feet left of centerline station 76+46.73;

Thence crossing said Joseph A and Michele R Ciminello, and Mark R and Renee S Ciminello tract North 78°46'29" East, a distance of 82.02 feet to a point on the west property line of said Richard M Sims and Debi E Jacobs tract (tract I), being 60.15 feet left of centerline station 77+21.15;

Thence along said property line South 01°35'36" West, a distance of 18.51 feet to the **Point of Beginning**.

Containing 0.031 acre, more or less, within Delaware County Auditor's Parcel Number 318-34301069000.

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

The basis of bearings for this description is based on the bearing of South 86°25'36" East for the centerline of Lazelle Road as established by the Franklin County Engineers office between monuments "FCGS 2225" and "FCGS 2226".

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 on file with the City of Columbus.

