

**EXHIBIT A**

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LPA RX 877 S

Rev. 06/09

Ver. Date 01/08/2015

PID 85017

**PARCEL 7-SW2  
FRA-CR122-6.22  
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER  
IN THE NAME AND FOR THE USE OF THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a sewer in, upon and over 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]**

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Situated in the City of Columbus, County of Franklin, State of Ohio, and in Section 25, Township 5 North, Range 22 West, Refugee Lands, being part of a tract in the name of Pennsylvania Lines, LLC, a Delaware Limited Liability Company (hereinafter known as the "Grantor") as recorded in Instrument Number 200212180325195 and Court Record 3714, Page 214 of said county records.

Being a parcel of land lying on the right side of the centerline of right of way of Alum Creek Drive as shown on the centerline plat of FRA-CR122-6.22 as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ of the records of Franklin County and being further described as follows:

Commencing, for reference, at a railroad spike (set) at the southeasterly corner of dedicated Alum Creek Drive, as shown on Dedication of Alum Creek Drive and Winslow Drive, as recorded in Plat Book 25, Page 114, said corner being on the centerline of Alum Creek Drive at a station equation with a back station of 62+84.90 and an ahead station of 214+36.06, said corner also having a latitude value of 39 degrees 55 minutes 28 seconds North, a longitude value of 82 degrees 56 minutes 04 seconds West, a state plane grid coordinate northing value of 701192.6651 and a state plane grid coordinate easting value of 1846637.4785;

Thence, South 35 degrees 31 minutes 32 seconds East, along the centerline of Alum Creek Drive, a distance of 56.30 feet to the northerly existing railroad right of way line at station 62+28.60;

Thence, North 71 degrees 49 minutes 06 seconds West, along said existing railroad right of way line, a distance of 58.00 feet to an iron pin (set) 55.36 feet right of Alum Creek Drive station 62+11.31 and 50.00 feet left of Norfolk Southern Railroad station 454+02.38, said point also being the **Point of Beginning** of the easement herein described and having a latitude value of 39 degrees 55 minutes 27 seconds North, a longitude value of 82 degrees 56 minutes 03 seconds West, a state plane grid coordinate northing value of 701164.9426 and a state plane grid coordinate easting value of 1846725.2972;

Thence, along said existing railroad right of way line, the following three (3) calls:

1. North 39 degrees 46 minutes 14 seconds West, a distance of 30.23 feet to an iron pin (set) on the southerly line of a tract in the name of the City of Columbus, as recorded in Instrument Number

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- 199907290192176 and Official Record 3381, Page 134, said pin (set) being 53.13 feet right of Alum Creek Drive station 62+41.45 and 78.11 feet left of Norfolk Southern Railroad station 453+91.26;
2. South 86 degrees 15 minutes 01 seconds East, along the southerly line of said Columbus tract, a distance of 75.25 feet, to a point 111.38 feet right of Alum Creek Drive station 61+93.81 and 50.00 feet left of Norfolk Southern Railroad station 454+61.07;
  3. North 71 degrees 49 minutes 06 seconds East, along the southerly line of said Columbus tract, a distance of 36.22 feet to a point 145.95 feet right of Alum Creek Drive station 61+83.01 and 50.00 feet left of Norfolk Southern Railroad station 454+97.29;

Thence, South 17 degrees 49 minutes 37 seconds East, through said existing railroad right of way, a distance of 27.46 feet to a point 137.60 feet right of Alum Creek Drive station 61+56.85 and 22.54 feet left of Norfolk Southern Railroad station 454+97.12, said point being the most furthest point from the point of beginning, having a latitude value of 39 degrees 55 minutes 27 seconds North, a longitude value of 82 degrees 56 minutes 02 seconds West, a state plane grid coordinate northing value of 701168.4126 and a state plane grid coordinate easting value of 1846823.8666;

Thence, North 72 degrees 10 minutes 23 seconds East, continuing through said existing railroad right of way, a distance of 86.32 feet to a point 55.36 feet right of Alum Creek Drive station 61+83.10 and 23.07 feet left of Norfolk Southern Railroad station 454+10.79;

Thence, North 35 degrees 30 minutes 06 seconds West, continuing through said existing railroad right of way, a distance of 28.21 feet to the **Point of Beginning**.

The above described area contains 0.0755 acres, of which the present road occupies 0.0000 acres, and is contained within Franklin County Auditor's Permanent Parcel No. 010-116139.

The bearings for this description are based on the bearing between Franklin County Engineer's Stations "FRANK33" and "FRANK43" being South 26 degrees 38 minutes 00 seconds East, as measured using GPS methods and the Ohio State Plane Coordinate System, South Zone, NAD83 (2007 Adjustment).

The coordinate values listed in this description are grid values based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2007 Adjustment).

All iron pins set are 5/8" x 30" rebar with cap stamped "GPD GROUP".

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey conducted for the City of Columbus, Ohio in June, 2012.

Glaus, Pyle, Schomer, Burns & DeHaven, Inc.  
dba GPD Group

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Steven L. Mullaney, P.S.  
Professional Surveyor No. 7900

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Date