

**EXHIBIT A**

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Rev. 06/09

Ver. Date 02/02/2015

PID 94931

**PARCEL 13-SV1  
CLEVELAND AVE & SCHROCK RD IMPROVEMENTS  
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER  
IN THE NAME AND FOR THE USE OF THE  
CITY OF WESTERVILLE, 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 State of Ohio, County of Franklin, Township of Sharon, lying in Quarter Township 1, Township 2, Range 18 of the United States Military Lands, being on, over, across the 68.455 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Deed Book 2561, Page 266 and the 50.102 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Deed Book 2536, Page 212 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

***BEGINNING, FOR REFERENCE***, at a 3/4 inch solid iron pin in a monument box found marking the intersection of the centerline of construction of Cleveland Avenue as shown on the right-of-way plans FRA-270-18.32N on file with the Ohio Department of Transportation, District 6, Delaware, Ohio and the plans for Cleveland Avenue (C.R. No. 95) 1973 on file with the Franklin County Engineering Department, Columbus, Ohio with the original centerline of Schrock Road;

thence North 03° 13' 21" East, with centerline of Cleveland Avenue, a distance of 211.32 feet, to a point;

thence North 86° 46' 39" West, a distance of 0.70 feet, to a southeasterly corner of said 68.455 acre tract and the northeasterly corner of the 0.363 acre tract conveyed as Parcel No. 3-WD to Franklin County by deed of record in 3355, Page 272, on the easterly line of said Quarter Township 1;

South 78° 30' 52" West, with a southerly line of said 68.455 acre tract, northerly line of said 0.363 acre tract, and in the northerly line of the tract conveyed to Speedway Superamerica LLC by deed of record in Instrument Number 200206040137320, a distance of 77.07 feet;

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thence across said 68.455 acre and 50.102 acre tracts, the following courses:

North 04° 48' 49" East, a distance of 44.92 feet, to a point;

North 03° 13' 21" East, a distance of 75.26 feet, to a point;

North 03° 37' 13" East, a distance of 400.26 feet, to a point;

North 17° 06' 57" East, a distance of 51.42 feet, to a point;

North 03° 37' 13" East, a distance of 50.00 feet, to a point;

North 05° 15' 26" East, a distance of 113.67 feet, to the ***TRUE POINT OF BEGINNING***;

South 73° 30' 23" West, a distance of 36.59 feet, to a point;

North 16° 29' 37" West, a distance of 20.00 feet, to a point;

North 73° 30' 23" East, a distance of 44.57 feet, to a point;

South 05° 15' 26" West, a distance of 21.53 feet, to the ***TRUE POINT OF BEGINNING***, containing 0.019 acre, more or less.

Of the above described 0.019 acre, 0.002 acre is from Auditor's Parcel Number 252-000007 and 0.017 acre is from Auditor's Parcel Number 252-001139.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone per NAD 83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FRANK 85 and WEST 17. The portion of the centerline of Schrock Road, having a bearing of North 78° 31' 16" East, is designated the "basis of bearing" for the survey.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in November and December 2011, January 2012 and March 2013.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Professional Surveyor No. 8485

Date