

**EXHIBIT A**

Page 1 of 3

LPA RX 877 S

Rev. 06/09

Ver. Date 12-30-15

PID 95606

**PARCEL 15-S  
FRA - LAZELLE ROAD - PHASE A  
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER  
IN THE NAME AND FOR THE USE OF THE  
CITY OF COLUMBUS, DELAWARE 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]

Situated in the State of Ohio, County of Delaware, City of Columbus, located in Section 3, Township 3, Range 18, of the United States Military Lands, being part of the 0.590 acre tract conveyed to Jomar an Ohio General Partnership (Grantor) in Deed Book 518, Page 403, and being lot numbers Forty-Four (44) and Forty-Five (45) in O. W. Roll Subdivision as delineated upon record Plat Book 4, Page 303 and being described as follows:

Being a parcel of land lying north of and adjacent to the north existing right-of-way line of Lazelle Road East, 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 tangent, said point being at centerline station 78+50.18;

Thence continuing along said centerline, Lazelle Road with a curve to the left, having a radius 600.00 feet, a central angle of 24°08'20", an arc length of 252.78 feet, being subtended by a

## EXHIBIT A

Page 2 of 3

LPA RX 877 S

Rev. 06/09

chord bearing of South  $80^{\circ}46'25''$  West and a chord distance of 250.92 feet to a point on the curve, said point being at centerline station 75+97.39;

Thence leaving said centerline, North  $21^{\circ}17'45''$  West, a distance of 57.65 feet to a point on the existing north right-of-way line for Lazelle Road, said point being 57.65 feet left of Lazelle Road centerline of right-of-way station 75+97.39, and being the **Point of Beginning** for the herein described sewer easement;

Thence along said existing right-of-way North  $87^{\circ}07'35''$  West, a distance of 16.53 feet to a point, being 64.59 feet left of centerline station 75+83.78;

Thence crossing said Jomar an Ohio General Partnership tract North  $21^{\circ}56'57''$  West, a distance of 17.64 feet to a point, being 82.23 feet left of centerline station 75+83.95;

Thence continuing across said tract North  $68^{\circ}03'03''$  East, a distance of 15.00 feet to a point, being 82.23 feet left of centerline station 75+97.15;

Thence continuing across said Jomar an Ohio General Partnership tract South  $21^{\circ}56'57''$  East, a distance of 24.58 feet to the **Point of Beginning**.

Containing 0.007 acre, more or less, within Delaware County Auditor's Parcel Number 318-34301067000.

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

The basis of bearings for this description is based on the bearing of South  $86^{\circ}25'36''$  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 and Lazelle Road East as shown upon the right of way plan FRA-LAZELLE ROAD-PHASE A on file with the City of Columbus.

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