

EXHIBIT A

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Rev. 06/09

LPA RX 871 SH

Ver. Date 11-17-2022

PID

**PARCEL 27-SH2
DUBLIN-GRANVILLE ROAD
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, 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 City Of Columbus, 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 State of Ohio, City of Columbus, Franklin County, Section 4, Township 2, Range 17, and being part of New Albany Village Condominiums Eighth Amendment in CPB 91, page 72 as declared in Instrument 200104030068432 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline existing right of way of right of way for Dublin-Granville Road in project Intersection Improvements Dublin-Granville Rd. at Ulry Rd. as platted by 2LMN, Inc. and recorded in Plat Book 132, page 114-115, and being more particularly described as follows:

COMMENCING at FCGS 8816 RESET marking the intersection of said Dublin-Granville Road with the centerline of Hamilton Road said point being on the centerline of Dublin-Granville Road at station 97+37.98; Thence, North 87 degrees 07 minutes 26 seconds West, 880.16 feet a point, said point being on the centerline of Dublin-Granville Road at station 84+74.35; Thence, South 03 degrees 38 minutes 08 seconds West, 35.00 feet a 3/4 inch iron pipe found the grantor's northeast corner, said pin being 35.00 feet right of the centerline of Dublin-Granville Road at station 84+73.89 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

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- 1) **Thence**, along the grantor's east line and the west line of a tract conveyed to The Enclave at Albany Park Condominiums First Amendment in CPB 111, page 79 as declared in Instrument 200210030248625, **South 03 degrees 38 minutes 08 seconds West, 10.00 feet** to an iron pin set, said pin being 45.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 84+73.75;
- 2) **Thence**, across the grantor's tract, **North 84 degrees 26 minutes 44 seconds West, 213.99 feet** to an iron pin set on the proposed right of way for Dublin-Granville Road, said pin being 35.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 82+60.00;
- 3) **Thence**, along the proposed right of way for Dublin-Granville Road, **South 87 degrees 07 minutes 26 seconds East, 213.89 feet** to the **TRUE POINT OF BEGINNING**, containing 0.025 acres.

The parcel of land described contains, 0.025 acres, more or less located in the common area of New Albany Village Condominiums Second Amendment including the present road occupies 0.000 acres, more or less.

All iron pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, April, 2020.

Grantor claim title by CPB 91, page 72, as declared in Instrument 200104030068432 as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2019 and being a bearing of North 86 degrees 18 minutes 09 seconds East of the existing centerline of Dublin-Granville Road West of Ulry Road as shown in project Intersection Improvements Dublin-Granville Rd. at Ulry Rd, as platted by 2LMN, Inc.

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date