

EXHIBIT A

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Rev. 06/09

Ver. Date 12/08/16

PID 95549

**PARCEL 103-CH
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
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 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 18, Quarter Township 4, Township 3 North, Range 18 West, of the United States Military District, also being part of the 7.532 acre tract conveyed to **Badrivishal, LLC, an Ohio limited liability company** (Grantor) in Official Record 736 Page 110, and being described as follows:

Being a parcel of land lying north of and adjacent to the north right-of-way line of Polaris Parkway as described in Plat Book 24 Pages 137 - 145 and more particularly described as follows:

Commencing at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at the point of tangency on the centerline of Polaris Parkway, said capped iron pin being at centerline station 169+55.73;

Thence North 46°10'37" East along said centerline of Polaris Parkway, a distance of 204.27 feet to a point being centerline station 171+60.00;

Thence North 43°49'23" West leaving said centerline perpendicular, a distance of 75.00 feet to a point on the said existing north right-of-way line for Polaris Parkway, and being 75.00 feet left of centerline station 171+60.00, and being the **Point of Beginning** for the herein described right-of-way parcel;

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Thence crossing said Badrivishal, LLC tract the following three (3) courses:

- 1) North $43^{\circ}49'23''$ West, a distance of 119.40 feet to a point, being 194.40 feet left of Polaris Parkway centerline station 171+60.00;
- 2) North $6^{\circ}49'31''$ East, a distance of 158.66 feet to a point, being 295.00 feet left of Polaris Parkway centerline station 172+82.68;
- 3) North $46^{\circ}10'37''$ East, a distance of 203.02 feet to a point on the east property line of said Badrivishal, LLC tract and being the west property line of a tract of land conveyed to Polaris Neighborhood Center III, LLC in Official record 648 Page 422, also being 295.21 feet left of centerline station 174+81.08;

Thence South $43^{\circ}12'38''$ East, continuing along said property line a distance of 220.22 feet to a point on the said existing north right-of-way line for Polaris Parkway, being 75.00 feet left of centerline station 174+82.12;

Thence continuing along the said existing north right-of-way line for Polaris Parkway, with a curve to the left, having a radius 1507.39 feet, a central angle of $0^{\circ}56'22''$, an arc length of 24.71 feet, being subtended by a chord bearing of South $46^{\circ}38'48''$ West and a chord distance of 24.71 feet to a point of tangency, being 75.00 feet left of centerline station 174+58.64;

Thence South $46^{\circ}10'37''$ West continuing along the said existing north right-of-way line for Polaris Parkway, a distance of 298.64 feet to the **Point of Beginning**.

Containing 1.497 acres, more or less, within Delaware County Auditor's Parcel Number 31844302002001. Consisting of 0.000 acres of Present Roadway Occupation.

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

The basis of bearings for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD 1983 (1996 adjustment) as established by Carpenter Marty Transportation, Inc. using GPS observations.

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Orion Place as shown upon the right of way plan "Arterial Street Rehabilitation - Polaris Parkway" on file with the City of Columbus, Ohio.

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This description was prepared under the direction of Daniel J. Hornyak, Registered Professional Surveyor Number 7963, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by Columbus Engineering Consultants, Inc. and Carpenter Marty Transportation, Inc. and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as "Arterial Street Rehabilitation - Polaris Parkway".

Columbus Engineering Consultants, Inc.

Daniel J. Hornyak Date
Registered Professional Surveyor No. 7963