

EXHIBIT A

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LPA RX 871 SH

Rev. 06/09

Ver. Date 03/20/15

PID 90406

**PARCEL 15-SH
FRA/DEL-LAZELLE ROAD
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, DELAWARE 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, Delaware 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, County of Delaware, City of Columbus, being located in Farm Lot 1, Quarter-Township 3, Township 3 North, Range 18 West, United States Military Lands, and being a part of that land described in a deed to **NEW YORK CENTRAL LINES LLC (N.K.A. CSX TRANSPORTATION, INC.)**, of record in Deed Book 671, page 206, all records referenced herein are on file at the Office of the Recorder for Delaware County, Ohio, being a parcel of land lying on the left side of the proposed centerline of construction for Lazelle Road, as shown on the centerline plat of record in Plat Cabinet ____, Slide ____, and being further bounded and described as follows:

Commencing for reference at Franklin County Monument "FCGS 5027 RESET", being on the south line of said Quarter-Township 3, being the line between Delaware County and Franklin County, being on the south line of that parcel described in a deed to Norfolk and Western Railway Company (N.K.A. Norfolk Southern Railway Company), of record in Deed Book 314, page 308, said point being the intersection of the existing centerline of right-of-way for Lazelle Road and the existing centerline of right-of-way for Flint Road, and said point being at Lazelle Road proposed centerline of construction Station 91+03.76 and 144.66 feet right of CSX Transportation Railroad existing centerline Station 6679+73.71;

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Thence **South 86 degrees 25 minutes 36 seconds East**, along the south line of said Quarter-Township 3, being said County Line, being the south line of said Norfolk and Western Railway parcel, and being the centerline of right-of-way for Lazelle Road, a distance of **95.26 feet** to a MAG nail set at the southwest corner of the grantor's land, being the southeast corner of said Norfolk and Western Railway parcel, said point being at Lazelle Road proposed centerline of construction Station 91+99.02 and 50.00 feet right of CSX Transportation Railroad existing centerline Station 6679+84.37, and said point being the **TRUE POINT OF BEGINNING** for the herein described standard highway easement;

Thence **North 02 degrees 51 minutes 09 seconds West**, along the west line of the grantor's land and along the east line of said Norfolk and Western Railway parcel, a distance of **38.24 feet** to a point, said point being 38.00 feet left of Lazelle Road proposed centerline of construction Station 91+94.74 and 50.00 feet right of CSX Transportation Railroad existing centerline Station 6679+46.13;

Thence **South 86 degrees 25 minutes 36 seconds East**, across the grantor's land, a distance of **100.63 feet** to the east line of the grantor's land, being the west line of that 10.665 acre parcel described in a deed to Mini Storage Depot at Polaris, LLC, of record in Official Record 846, page 1455, said point being 38.00 feet left of Lazelle Road proposed centerline of construction Station 92+95.37 and 50.00 feet left of CSX Transportation Railroad existing centerline Station 6679+57.39;

Thence **South 02 degrees 51 minutes 09 seconds East**, along the east line of the grantor's land and along the west line of said 10.665 acre parcel, a distance of **38.24 feet** to a MAG nail set on the south line of said Quarter-Township 3, being said County Line, and being the existing centerline of right-of-way for Lazelle Road, said point being the southeast corner of the grantor's land, being the southwest corner of said 10.665 acre parcel, and said point being at Lazelle Road proposed centerline of construction Station 92+99.65 and 50.00 feet left of CSX Transportation Railroad existing centerline Station 6679+95.63;

Thence **North 86 degrees 25 minutes 36 seconds West**, along the south line of said Quarter-Township 3, being the south line of the grantor's land, being said County Line, being the north line of said New York Central Lines parcel, and being the existing centerline of right-of-way for Lazelle Road, a distance of **100.63 feet** to the **TRUE POINT OF BEGINNING** for the herein described standard highway easement.

The above description contains a total area of **0.088 acres** (including 0.058 acres located within the present road occupied) within Delaware County Auditor's parcel number 318-344-45-900-001.

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The bearings described herein are based on the bearing of South 86 degrees 25 minutes 36 seconds East between Franklin County Monuments "FCGS 2225" and "FCGS 2226", as established utilizing a field traverse.

The above description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on March 20, 2015, is based on a survey of the premises completed by Columbus Engineering Consultants, Inc., and is true and correct the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
Registered Professional Surveyor No. 8438

Date