

EXHIBIT A

LPA RX 877 S

Page 1 of 3

Rev. 06/09

Ver. Date 12-30-15

PID 95606

**PARCEL 4-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, 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]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 2, Township 2, Range 18, of the United States Military Lands, being part of Lot 50 of the Partition Plat of the Scioto Land Company, Deed Book "A" page 194, destroyed by fire, as demonstrated in Survey Plat Book 3 pages 136 & 137 (on file in the Franklin County Engineers Office). Descriptions of said partition lots are recorded in Deed Book "A" pages 7 & 14. Also being part of the 1.836 acre tract conveyed to Willow Brook Christian Communities, Inc. (Grantor) in Instrument Number 200203150067914, 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, as described in Plat Book 64 page 6 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;

EXHIBIT A

Page 2 of 3

LPA RX 877 S

Rev. 06/09

Thence continuing along said centerline, Lazelle Road turning into Lazelle Road East at the intersection with Lazelle Road, with a curve to the left, having a radius 600.00 feet, a central angle of $46^{\circ}25'36''$, an arc length of 486.18 feet, being subtended by a chord bearing of South $69^{\circ}37'48''$ West and a chord distance of 472.99 feet to a point of curvature, said point being at centerline station 73+64.00;

Thence South $46^{\circ}24'59''$ West, along the centerline of Lazelle Road East, a distance of 145.71 feet to a point of tangent, said point being at centerline station 72+18.29;

Thence continuing along said centerline, with a curve to the right, having a radius 475.00 feet, a central angle of $45^{\circ}31'07''$, an arc length of 377.36 feet, being subtended by a chord bearing of South $69^{\circ}10'33''$ West and a chord distance of 367.52 feet to a point of curvature, said point being at centerline station 68+40.93;

Thence continuing along said centerline, North $88^{\circ}03'54''$ West, along the centerline of Lazelle Road East, a distance of 249.32 feet to a point, said point being at centerline station 65+91.61;

Thence leaving said centerline, North $01^{\circ}56'06''$ East, a distance of 44.15 feet to a point on the existing north right-of-way line as established by Plat Book 64, Page 6, being 44.15 feet left of Lazelle Road East centerline of right-of-way station 65+91.61, and being the **Point of Beginning** for the herein described sewer easement;

Thence North $87^{\circ}06'39''$ West, following said existing right-of-way line a distance of 15.88 feet to a point, being 44.42 feet left of centerline station 65+75.73;

Thence crossing said Willow Brook Christian Communities, Inc. North $22^{\circ}04'57''$ East, a distance of 29.56 feet to a point, being 72.17 feet left of centerline station 65+85.91;

Thence continuing across said tract South $67^{\circ}55'03''$ East, a distance of 15.00 feet to a point, being 67.00 feet left of centerline station 66+00.00;

Thence continuing across said tract South $22^{\circ}04'57''$ West, a distance of 24.34 feet to the **Point of Beginning**.

Containing 0.009 acre, more or less, within Franklin County Auditor's Parcel Number 610-261095.

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

EXHIBIT A

Page 3 of 3

LPA RX 877 S

Rev. 06/09

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, Ohio.

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 is not a complete boundary survey of properties involved in the development of the right-of-way plans known as FRA-LAZELLE ROAD-PHASE A.

Daniel J. Hornyak Date
Registered Professional Surveyor No. 7963