

**EXHIBIT A**

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Rev. 06/09

Ver. Date 08/12/2019

PID 77372

**PARCEL 6-LA  
FRA-70-12.68  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
INCLUDING LIMITATION OF ACCESS**

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 State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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**[Surveyor's description of the premises follows]**

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Situated in the City of Columbus, County of Franklin, State of Ohio and being located in Half Section 27, Township 5 North, Range 22 West of the Refugee Lands, and being part of lands conveyed to City of Columbus, Ohio (hereinafter known as the "Grantor") by Deed Book 551, Page 319; Deed Book 552, Page 284; Deed Book 3103, Page 225; Official Record 26749, Page A01; Probate Court Case No. 20678; Council Ordinance 24488 and Inst. #199906170154763 of said county records:

Being a parcel of land lying on the right side of the centerline of Road "CD" as part of the FRA-70-12.68 Centerline Plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ of the records of Franklin County and being bounded and described as follows:

Beginning at the northwest corner of the Grantor's parcel and an easterly corner of a parcel conveyed to the Chesapeake and Ohio Railway Co. as conveyed from the Hocking Valley Railway Co. by deed recorded in Deed Book 924, Page 338, now known as CSX Transportation Inc., successor by merger, whose merger documents have been summarized and recorded as Official Record 13276, Page A16 and subsequently re-recorded as Official Record 13283, Page G13, as originally partitioned in Deed Book 110, Page 191, said corner being witnessed by a 1 inch iron pipe found bearing North 34 Degrees 17 Minutes 08 Seconds East, a distance of 0.18 feet; said corner being 162.46 feet right of Sta. 528+40.22 of the centerline of Road "CD" and also being the **TRUE PLACE OF BEGINNING** for the parcel hereinafter described;

**THENCE**, the following nine (9) courses:

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1. **North 84 Degrees 06 Minutes 03 Seconds East** along the Grantor's north line and a southerly line of said CSX Transportation parcel, a distance of **94.79 feet** to the southeast corner of a parcel conveyed to State of Ohio (Vol. 2021, Pg. 633) and the south Limited Access right of way line of a Service Road (24 feet wide) as described in Vol. 1978, Pg. 156, said corner being 159.19 feet right of Sta. 529+38.64 of the centerline of Road "CD", said corner also being the southeast corner of Parcel 9-LA, in the name of the State of Ohio, as recorded in Deed Book 2021, Page 633;
2. **North 09 degrees 14 minutes 52 seconds West**, along the east line of said Parcel 9-LA, a distance of **24.00 feet** to the south Limited Access right of way line and the north line of a Service Road (24 feet wide) as described in Vol. 1978, Pg. 156, 135.32 feet right of Sta. 529+36.06 of the centerline of Road "CD";
3. **North 80 Degrees 34 Minutes 59 Seconds East** along said line, a distance of **340.19 feet** to a northeast corner of the Grantor's parcel and the west right of way line of Short St., as dedicated in Plat Book 1, Page 12, said corner being 85.49 feet right of Sta. 532+81.55 of the centerline of Road "CD";
4. **South 08 Degrees 49 Minutes 06 Seconds East** along the Grantor's easterly line and west right of way line of Short St., a distance of **32.62 feet** to the intersection of said line with the south right of way line of Fulton St., said point being 117.60 feet right of Sta. 532+87.45 of the centerline of Road "CD";
5. **South 86 Degrees 17 Minutes 27 Seconds East** along said line, a distance of **26.59 feet** to a northeast corner of the Grantor's parcel, said corner being 118.60 feet right of Sta. 533+14.77 of the centerline of Road "CD";
6. **South 09 Degrees 34 Minutes 15 Seconds East**, along the Grantor's east line and the west right of way of Short St., as dedicated in City of Columbus Ordinance No. 25649, a distance of **67.84 feet** to a point, being 185.10 feet right of Sta. 533+28.68 of the centerline of Road "CD";
7. **Northwesterly**, on a non-tangential curve to the left having a radius of **1883.19 feet**, a central angle of **05 Degrees 33 Minutes 45 Seconds**, a chord bearing **North 88 Degrees 47 Minutes 31 Seconds West**, a chord distance of **182.75 feet**, an arc length of **182.82 feet** to a point, being 183.34 feet right of Sta. 531+37.74 of the centerline of Road "CD";
8. **South 88 Degrees 25 Minutes 36 Seconds West**, a distance of **293.96 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set on the Grantor's west line and the east line of said CSX Transportation parcel, said rebar set being 177.76 feet right of Sta. 528+30.88 of the centerline of Road "CD";
9. **North 25 Degrees 44 Minutes 03 Seconds East**, a distance of **17.74 feet** to the **TRUE PLACE OF BEGINNING**.

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The above described tract contains 0.6429 acres, including 0.1874 acres in the present road occupied (PRO), more or less, and subject to all easements, restrictions and covenants of record.

The above described area is contained within Franklin County Parcel Number 010-066817.

The Basis of Bearing in the above described parcel is Grid North as resolved by GPS observation taken from Franklin County Monuments: "Frank 143" and "COC 5-83" with a bearing of North 77 Degrees 09 Minutes 24 Seconds West, based on datum: Ohio State Plane South, NAD83(86 adjustment).

This description was prepared and reviewed under the direct supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a field survey completed in April, 2013.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.  
dba GPD Group

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Steven L. Mullaney, P.S.  
Professional Surveyor No. 7900