

EXHIBIT A

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LPA RX 877 S

Rev. 06/09

Ver. Date 11/04/2016

PID 95549

**PARCEL 11-S
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
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 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 City of Columbus, County of Delaware, and State of Ohio, being in Farm Lot 18, Quarter Township 4, Township 3 North, Range 18 West of the United States Military District, and being a part of that 1.423 acre tract conveyed to United Dairy Farmers, Inc., an Ohio Corporation, by Official Record 17, Page 428, all references being to the Delaware County Recorder's Office, Delaware County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the south side of the centerline of existing right-of-way of Polaris Parkway, as shown and delineated upon the centerline plat with the right-of-way plans designated as Arterial Street Rehabilitation – Polaris Parkway prepared for the City of Columbus, Department of Public Services, by Carpenter Marty Transportation Inc., as recorded in Official Record Volume 1450, Page 927 (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at a point of tangency in said centerline, said pin being Station 169+55.73 in said centerline;

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Thence along said centerline the following two courses:

- 1) North $46^{\circ} 10' 37''$ East a distance of 502.91 feet to a point of curvature in said centerline, said point being Station 174+58.64 in said centerline;
- 2) With a curve to the right having a radius of 1432.39 feet, a central angle of $32^{\circ} 12' 36''$, an arc length of 805.24 feet, a chord bearing North $62^{\circ} 16' 55''$ East, and a chord distance of 794.68 feet to Station 182+63.88 in said centerline;

Thence South $11^{\circ} 36' 48''$ East a distance of 50.00 feet to a 1" iron pipe found in the existing southerly right-of-way line of said Polaris Parkway, said pipe being 50.00 feet right of Station 182+63.88 in said centerline;

Thence along said southerly line South $34^{\circ} 53' 44''$ East a distance of 21.80 feet to an iron pin set at the Grantor's northwesterly corner, said pin being 70.00 feet right of Station 182+72.94 in said centerline, said pin also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

Thence continuing along said southerly line, also being the Grantor's northerly line, with a curve to the right having a radius of 1362.39 feet, a central angle of $9^{\circ} 04' 56''$, an arc length of 215.96 feet, a chord bearing North $83^{\circ} 17' 25''$ East, and a chord distance of 215.73 feet to an iron pin set 70.00 feet right of Station 185+00.00 in said centerline;

Thence across said 1.423 acre tract along the proposed southerly right-of-way line of said Polaris Parkway the following two courses:

- 1) South $88^{\circ} 12' 00''$ East a distance of 35.60 feet to an iron pin set 72.00 feet right of Station 398+85.62 in said centerline;

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- 2) North $89^{\circ} 19' 39''$ East a distance of 60.62 feet to the westerly line of an existing 30.00 foot utility easement as recorded in Plat Book 24, Page 137, said point being 72.00 feet right of Station 399+46.24 in said centerline;

Thence along said westerly line with a curve to the right having a radius of 430.00 feet, a central angle of $2^{\circ} 48' 22''$, an arc length of 21.06 feet, a chord bearing South $3^{\circ} 41' 47''$ West, and a chord distance of 21.06 feet to a point 93.00 feet right of Station 399+44.63 in said centerline;

Thence along a new proposed line the following three courses:

- 1) South $89^{\circ} 19' 39''$ West a distance of 86.51 feet to a point 92.72 feet right of Station 185+08.00 in said centerline;
- 2) North $25^{\circ} 02' 18''$ West a distance of 19.25 feet to a point 75.00 feet right of Station 185+00.00 in said centerline;
- 3) With a curve to the left having a radius of 1357.39 feet, a central angle of $8^{\circ} 59' 24''$, an arc length of 212.98 feet, a chord bearing South $83^{\circ} 20' 12''$ West, and a chord distance of 212.76 feet to the Grantor's westerly line, said point being 75.00 feet right of Station 185+79.93 in said centerline;

Thence along said westerly line North $34^{\circ} 53' 44''$ West a distance of 5.46 feet to the TRUE POINT OF BEGINNING, containing 0.070 acres, of which the present road occupies 0.000 acres.

The above described tract is located in Auditor's Parcel Number 318-442-02-027-003.

Grantor claims title by Official Record 17, Page 428, Delaware County Recorder's Office.

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This description is based on a survey performed for the City of Columbus in June of 2015 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on November 4, 2016 by Kevin P. Carpenter, Registered Surveyor Number 8124.

The bearings found herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Bearings shown hereon are based on true north observed by Carpenter Marty Transportation, using a Leica GNSS Viva CS15/GS15 receiver. Based on this the bearing of Interstate 71 is North 3° 32' 22" East.

Monuments referred to as iron pins set are 3/4" x 30" topped by a 2" diameter aluminum cap stamped "CITY OF COLUMBUS R/W, P.S. 8124". Right of way monuments called for as set herein shall be set upon completion of the acquisition process.