

EXHIBIT A

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Ver. Date 01/26/2016

PID 98358

**PARCEL 1-U
FRA-40-8.64
PERPETUAL EASEMENT FOR UTILITY PURPOSES
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS**

KNOW ALL MEN BY THESE PRESENTS, That Ralph E. O'Brien, in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations to him paid by the City of Columbus, Ohio, a municipality corporation, the receipt of which is hereby acknowledged, does hereby grant and release to the said City of Columbus Ohio, its successors and assigns forever, an easement over and through the following described real estate.

[Surveyor's description of the premises follows]

Situated in the City of Columbus, County of Franklin, and State of Ohio, Survey 2668 of the Virginia Military District, and being part of Reserve 'A' of Frank E. Powell's Camp Chase Heights Addition, as recorded in Plat Book 7, Page 104, conveyed to Ralph E. O'Brien by Official Record 31136 B01, Official Record 16417 D02, and Instrument Number 200001050003466, all references being to the Franklin County Recorder's Office, Franklin 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 U.S. 40 (also known as W. Broad Street), as shown and delineated upon the centerline plat with the right-of-way plans designated as FRA-40-8.64 prepared for the City of Columbus, Department of Public Service, by Carpenter Marty Transportation Inc., as recorded in Plat Book ____, Page ____ (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at an iron pipe found at the southeasterly corner of said Reserve 'A', also being the westerly right-of-way line of S. Hague Avenue, said iron pipe being 30.00 feet left of Station 86+97.51 in the centerline of said S. Hague Avenue;

Thence along said westerly right-of-way line, also being the Grantor's easterly property line, North 3° 13' 18" West a distance of 144.36 feet to a point 30.00 feet left of Station 88+41.87 in

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said centerline, said point also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

Thence along the utility easement line the following two courses:

- 1) South 86° 46' 42" West a distance of 239.96 feet to a point 43.00 feet right of Station 451+10.00 in the centerline of said U.S. 40;
- 2) North 3° 13' 18" West a distance of 3.00 feet to the Grantor's northerly line, said point being 40.00 feet right of Station 451+10.00 in said centerline;

Thence along said northerly line, also being the existing southerly right-of-way line of said U.S. 40, North 86° 46' 42" East a distance of 239.96 feet to the Grantor's northeasterly corner, said point being the intersection of said southerly right-of-way line with the existing westerly right-of-way line of said Hague Avenue, said point being 40.00 feet right of Station 453+49.96 in the centerline of said U.S. 40;

Thence along the Grantor's easterly line, also being said westerly right-of-way line, South 3° 13' 18" East a distance of 3.00 feet to the TRUE POINT OF BEGINNING, containing 0.016 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.016 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-040062-00.

Grantor claims title by Official Record 31136 B01, Official Record 16417 D02, and Instrument Number 200001050003466, Franklin County Recorder's Office.

This description is based on a survey performed for the City of Columbus in April of 2015 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on January 26, 2016 by Kevin P. Carpenter, Registered Surveyor Number 8124.

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The bearings found herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Bearings shown heron are based on true north observed by Carpenter Marty Transportation, using a Leica GNSS Viva CS15/GS15 receiver. Based on this the bearing of West Broad Street is North 86° 46' 42" East.

