

EXHIBIT A

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LPA RX 879 CH

Rev. 06/09

Ver. Date 02/24/2015

PID 95553

**PARCEL 9-CH
FRA-COTA SIDEWALKS-PHASE 2 (DIERKER)
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
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 perpetual watercourse, ditch, channel or other drainage facility upon 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 Quarter Township 1, Township 1, Range 19 (USML) and being a part of a 6.889 acre tract of land conveyed to Park Place Condominium by deed of record in OR 4473 A01 (CPB 29 PG 38) of the Recorders office, Franklin County, Ohio and being more particularly described as follows:

Commencing at the centerline monument set on Dierker Road at station 11+00.00;

Thence N 2°55'27" E along the centerline of Dierker Road a distance of 903.39 feet to a point, said point being located at station 20+03.39;

Thence S 87°04'33" E a distance of 30.00 feet to a point in the easterly right-of way line of Dierker Road, and being the grantor's southwest corner and the north line of a 5.63 acre tract of land conveyed to Lemans Associates LP by deed of record in OR 116 F12 and OR18762 E04, said point being 30.00 feet right of station 20+03.39, said point being also the **TRUE POINT OF BEGINNING**;

Thence N 02°55'27" E along said right of way line a distance of 584.07 feet to a point, said point being the grantor's northwest corner, and also being the southwest corner of a 4.000 acre tract of land conveyed to Covenant Baptist Church by deed of record in DB 3486, PG 392 and DB 3486, PG 395 and being 30.00 feet right of station 25+87.46;

Thence S 87°00'28" E along the grantor's north line a distance of 5.00 feet to a point, said point being 35.00 feet right of station 25+87.46;

Thence S 02°55'27" W across the grantor's 6.889 acre tract a distance of 584.08 feet to a point in the grantor's south line, said point being 35.00 feet right of station 20+03.38;

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Thence N 86°57'24" W along said grantor's south line a distance of 5.00 feet to **TRUE POINT OF BEGINNING**.

The above described area is contained with the Franklin County Auditor's Parcel Number 010-198099. Within said boundary is 0.067 acres, more or less.

This description and survey was prepared and reviewed on February 24, 2015, by Joseph S. Bolzenius.

The centerline and stationing described in this document refers to the centerline of construction on file with the City of Columbus roadway plan "Dierker Road Sidewalk Improvements (3112 Dr. E)".

The basis of bearings in this description area based on the State Plane Coordinate System, Ohio South Zone, NAD83 (NSRS 2011), which were determined by GPS observations conducted by the Patrick Engineering survey staff. The Columbus, Mount Vernon and McConnelsville CORS stations were used, which establishes a bearing along the centerline of Dierker Road to be N 2°55'27"E between Henderson Road and Bethel Road.



Joseph S. Bolzenius, PE, PS
Reg. Surveyor No. 7526

Date