

EXHIBIT A

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Ver. Date 04/01/2025

PID 115797

PARCEL 62-SW2 FRA-161-11.73

PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER

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, being located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands, being part of Lot 1 of Beechcroft Square, recorded in Plat Book 41, Page 41, and part of the Common Area of Beechcroft Condominium as declared in Deed Book 3777, Page 489 and as demonstrated in Condo Plat Book 6, Page 15, and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and being located within the following described points in the boundary thereof:

Commencing at a pin set at the intersection of the easterly right of way of Beechcroft Road, of record in Plat Book 41, Page 41, and the northerly property line of said Common Area parcel, being 30.00' right of centerline station 96+80.23;

Thence leaving the said easterly right of way, S 86°24'41" E, along the northerly property line of the said 4.433-acre tract, a distance of 3.50' to a pin set, being 33.50' right of centerline station 96+80.23;

Thence leaving the said northerly property line, S 03°35'19" W, passing through the said Lot 1, a distance of 93.22' to a point, being 33.50' right of centerline station 95+87.01 and the **Point of Beginning** of the tract herein described;

Thence continuing through that said Lot 1 the following five (5) courses and distances:

1. S 86°24'41" E, a distance of 7.05' to a point, being 40.55' right of centerline station 95+87.01;

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2. S 03°35'19" W, a distance of 42.92' to a point, being 40.55' right of centerline station 95+44.09;
3. N 86°24'41" W, a distance of 7.05' to a point, being 33.50' right of centerline station 95+44.09;
4. N 03°35'19" E, a distance of 42.92' to the **Point of Beginning**, containing 0.007 acres, more or less within Auditors Parcel No. 010-187806 to 010-187834 and 010-187806 to 010-187834.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Bearings are based on the centerline of State Route 161 (Dublin-Granville Road) as having a bearing of S 87°00'00" E, established from GPS observations, referencing the State Plane Coordinate System, Ohio South Zone, NAD 83 (2011).

All pin set are 5/8-inch diameter steel rebar, 30-inches in length, with a yellow plastic cap inscribed with "Dynotec, Inc.".

This description is based upon a field survey performed by Dynotec, Inc. in July of 2022.

This description was prepared on March 6, 2025 by Christopher M. Cook, P.S. 8424.

Christopher M. Cook, P.S.
Ohio Professional Surveyor No. 8424

Date