

EXHIBIT A

LPA RX 871 SH

Page 1 of 3

Rev. 06/09

Ver. Date 4-5-2022

PID 105732

**PARCEL 3-SH2
FRA-C.R. 96-1.71 (CASSADY AVE.)
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

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 City Of Columbus, Franklin County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (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, City of Columbus, Franklin County, Section 1, Township 5, Range 22, in the Refugee Lands and being part of a tract conveyed to ½ interest The Columbus & Ohio River Company Railroad, an Ohio Corporation in Instrument 200601090004340, ½ interest Ohio Rail Development Commission, an Independent Agency of the State of Ohio in Instrument 201204190054429 in the Franklin County Recorder's Office. The below described parcel laying on the right and left side of the centerline of proposed right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at a monument box with iron pin set on the grantor's north line on the centerline of said Cassady Avenue at station 11+27.40; Thence, along the grantor's north line, North 85 degrees 16 minutes 22 seconds East 20.28 feet to a point on the east existing standard highway easement for Cassady Avenue and being the southwest corner of a 5.000 acre tract conveyed to Columbus Cassady, LLC, a Delaware Limited Liability Company as recorded in Instrument 201902060014595 and 202100300216612, said point being 20.00 right of the proposed centerline of Cassady Avenue at station 11+30.76 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's north line and the south line of said 5.000 acre tract, **North 85 degrees 16 minutes 22 seconds East, 15.21 feet** to an iron pin set, said pin being 35.00 feet right of the proposed centerline of Cassady Avenue at station 11+33.28;

EXHIBIT A

LPA RX 871 SH

- 2) **Thence**, across the grantor's tract, **South 04 degrees 29 minutes 39 seconds East, 73.09 feet** to an iron pin set, said pin being 35.00 feet right of the proposed centerline of Cassady Avenue at station 10+60.00;
- 3) **Thence**, across the grantor's tract, **South 34 degrees 08 minutes 58 seconds East, 31.98 feet** to an iron pin set on the grantor's south line and the north existing right of way for Delmar Drive, said pin being 55.00 feet right of the proposed centerline of Cassady Avenue at station 10+35.02;
- 4) **Thence**, along the grantor's south line and said north right of way, **South 85 degrees 16 minutes 22 seconds West, 35.50 feet** to a point on the east existing 20 foot standard highway easement for Cassady Avenue as shown in road record 8 page 31, said point being 19.96 feet right of the proposed centerline of Cassady Avenue at station 10+29.34;
- 5) **Thence**, along the said east existing standard highway easement, **North 03 degrees 57 minutes 49 seconds East, 32.97 feet** to a point, said point being 19.66 feet right of the proposed centerline of Cassady Avenue at station 10+62.31;
- 6) **Thence**, along the said east existing standard highway easement, **North 04 degrees 47 minutes 52 seconds East, 68.35 feet** to the **TRUE POINT OF BEGINNING**, containing 0.042 acres.

The parcel of land described contains, 0.042 acres, more or less located in Franklin County Auditor's Parcel Number 010-095787-00, and 010-041277-00, including the present road occupies 0.000 acres, more or less.

All iron pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, September, 2020.

EXHIBIT A

Page 3 of 3

LPA RX 871 SH

Rev. 06/09

Grantor claim title by Instrument 200601090004340 and 201204190054429, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date