

EXHIBIT A

Page 1 of 3

RX 271 SHV

Rev. 06/09

Ver. Date 02/02/2015

PID 94931

**PARCEL 13-SHV
CLEVELAND AVE & SCHROCK RD IMPROVEMENTS
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF WESTERVILLE, 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 Westerville, 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, County of Franklin, Township of Sharon, lying in Quarter Township 1, Township 2, Range 18 of the United States Military Lands, being out of the 68.455 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Deed Book 2561, Page 266, the 50.102 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Deed Book 2536, Page 212, and the 1 acre tract conveyed as First Tract to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Deed Book 2653, Page 275, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING, FOR REFERENCE, at a 3/4 inch solid iron pin in a monument box found marking the intersection of the centerline of construction of Cleveland Avenue as shown on the right-of-way plans FRA-270-18.32N on file with the Ohio Department of Transportation, District 6, Delaware, Ohio and the plans for Cleveland Avenue (C.R. No. 95) 1973 on file with the Franklin County Engineering Department, Columbus, Ohio with the original centerline of Schrock Road;

thence North 03° 13' 21" East, with said centerline of Cleveland Avenue, a distance of 211.32 feet, to a point;

thence North 86° 46' 39" West, a distance of 0.70 feet, to a southeasterly corner of said 68.455 acre tract and the northeasterly corner of the 0.363 acre tract conveyed as Parcel No. 3-

EXHIBIT A

RX 271 SHV

WD to Franklin County by deed of record in 3355, Page 272, on the easterly line of said Quarter Township 1;

South 78° 30' 52" West, with a southerly line of said 68.455 acre tract, northerly line of said 0.363 acre tract, a distance of 31.07 feet, to the ***TRUE POINT OF BEGINNING***;

South 78° 30' 52" West, continuing with a southerly line of said 68.455 acre tract and northerly line of said 0.363 acre tract and the northerly line of the tract conveyed to Speedway Superamerica LLC by deed of record in Instrument Number 200206040137320, (passing a 3/4 inch iron pipe with a "6579" cap found at 10.26 feet) a total distance of 46.00 feet, to an iron pin set;

thence across said 68.455 acre, 50.102 acre, and 1 acre tracts, the following courses:

North 04° 48' 49" East, a distance of 44.92 feet, to an iron pin set;

North 03° 13' 21" East, a distance of 75.26 feet, to an iron pin set;

North 03° 37' 13" East, a distance of 400.26 feet, to an iron pin set;

North 17° 06' 57" East, a distance of 51.42 feet, to an iron pin set;

North 03° 37' 13" East, a distance of 50.00 feet, to an iron pin set;

North 05° 15' 26" East, a distance of 280.11 feet, to an iron pin set;

North 16° 01' 33" East, a distance of 51.20 feet, to an iron pin set;

North 03° 37' 13" East, a distance of 15.00 feet, to an iron pin set;

North 86° 22' 47" West, a distance of 27.00 feet, to an iron pin set;

North 03° 37' 13" East, a distance of 120.00 feet, to an iron pin set;

South 86° 22' 47" East, a distance of 29.00 feet, to an iron pin set;

North 03° 37' 13" East, a distance of 460.00 feet, to an iron pin set;

North 05° 18' 18" East, a distance of 96.58 feet, to an iron pin set;

North 04° 50' 48" East, a distance of 39.17 feet, to an iron pin set;

North 03° 09' 43" East, a distance of 87.00 feet, to an iron pin set;

North 06° 30' 21" East, a distance of 37.42 feet, to an iron pin set in the northerly line of said 1 acre tract and the southerly line of the 92.504 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Deed Book 2459, Page 401;

thence South 87° 10' 57" East, with the line common to said 1 acre and the 92.504 acre tract conveyed to Board of Park Commissioners of the Columbus and Franklin County

EXHIBIT A

RX 271 SHV

Metropolitan Park District by deed of record in Deed Book 2459, Page 401, a distance of 4.82 feet, to an iron pin set in the westerly right-of-way line of Cleveland Avenue;

thence across said 68.455 acre, 50.102 acre, and 1 acre tracts with said westerly right-of-way line, the following courses:

South 03° 09' 43" West, a distance of 164.70 feet, to a point;

South 03° 37' 13" West, a distance of 1628.88 feet, to the **TRUE POINT OF BEGINNING**, containing 1.079 acre, more or less.

Of the above described 1.079 acre, 0.026 acre is from Auditor's Parcel Number 252-000031, 0.364 acre is from Auditor's Parcel Number 252-000007 and 0.689 acre is from Auditor's Parcel Number 252-001139.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone per NAD 83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected Franklin County Engineering Department monuments FRANK 85 and WEST 17. The portion of the centerline of Schrock Road, having a bearing of North 78° 31' 16" East, is designated the "basis of bearing" for the survey.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

This description was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Registered Surveyor Number 8485 in November and December 2011, January 2012 and March 2013.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date