

**EXHIBIT A**

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LPA RX 877 S

Rev. 06/09

Ver. Date 8/8/2018

PID 98557

**PARCEL 35-S  
FRA-CR03-12.96  
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER  
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 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, located in Virginia Military Survey No. 1484, and being part of the 10.256 acre tract conveyed to **Austin Place, LLC** (Grantor) in Instrument Number 201709180129982, the below described parcel laying on the left side of Fisher Road as shown in the centerline of FRA-CR03-12.96, as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and being described as follows:

Being a parcel of land lying north of and adjacent to the north existing right-of-way line of Fisher Road, as described in the Ohio Department of Transportation Right-of-Way plan FRA-70-03.41 (Dated 8/15/1967), and more particularly described as follows:

**Commencing** at the intersection of the centerline of existing right-of-way of Hilliard & Rome Road station 84+89.70 and the centerline of existing right-of-way of Fisher Road station 25+00.00, also being the south line of V.M.S. #7065, also being the centerline of existing right-of-way of Feder Road station 178+38.90, also being the south line of V.M.S. #7065, said point being North 86 degrees 14 minutes 38 seconds West, a distance of 700.00 feet from centerline station 32+00.00 of Fisher Road, and the south line of V.M.S. #7065, as designated by a monument at station 31+99.98, 0.05 left;

Thence South 86 degrees 14 minutes 38 seconds East, along the centerline of existing right-of-way of Fisher Road, and the south line of V.M.S. #7065, a distance of 1069.98 feet, passing the centerline of right-of-way of Hilliard & Rome Road East, also passing the southeast corner of V.M.S. #7065, at 1005.73 feet, to a point, being at centerline station 35+69.98;

Thence North 03 degrees 45 minutes 22 seconds East leaving said centerline, a perpendicular distance of 50.00 feet to a point on the intersection of the existing north right-of-way line for

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Fisher Road and the east right-of-way line for Hilliard & Rome Road East, being 50.00 feet left of Fisher Road centerline of right-of-way station 35+69.98;

Thence South 87 degrees 53 minutes 40 seconds East, a distance of 232.71 feet along said north right-of-way of Fisher Road to a point, being 50.00 feet left of 38+08.04;

Thence North 79 degrees 15 minutes 05 seconds East, a distance of 74.72 feet along said north right-of-way of Fisher Road to an iron pin set on the east line of a 1.247 acre tract conveyed instrument number 201709180129985, being 58.00 feet left of said centerline of right-of-way station 38+86.81 and being the **Point of Beginning** for the herein described parcel;

Thence North 13 degrees 57 minutes 45 seconds East, a distance of 11.79 feet along said east line of said 1.247 acre tract to an iron pin set, being 69.00 feet left of said centerline of Fisher Road right-of-way station 38+91.35;

Thence North 83 degrees 45 minutes 55 seconds East, a distance of 136.05 feet to a point on the north existing right of way for Fisher Road, being 56.25 feet left of said centerline of right-of-way station 40+36.45;

Thence South 79 degrees 15 minutes 05 seconds West, a distance of 140.56 feet along said north right-of-way to the **Point of Beginning**.

Containing 0.017 acres, more or less. Consisting of 0.000 acres of Present Roadway Occupied.

All references herein are to records in the Recorder's Office, Franklin County, Ohio.

The basis of bearings for this description are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983 (NSRS 2011), as established using GPS observations processed against the Ohio CORS network, with the centerline of right of way for Feder Road at Hilliard & Rome Road being South 86 degrees 14 minutes 38 seconds East, and are used to denote angles only.

All pins set are 5/8 inch rebar, 30 inches long, with a plastic cap stamped "2LMN, INC."

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Hilliard & Rome Road as shown upon the right of way plan FRA-CR03-12.96 IMPROVEMENTS OF HILLIARD & ROME ROAD on file with the City of Columbus, Ohio.

