

EXHIBIT A

LPA RX 871 SH

Page 1 of 3

Rev. 06/09

Ver. Date 1/12/23

PID 104704

**PARCEL 2-SH1
FRA-CR26 (GEORGESVILLE) AT HALL
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, County of Franklin, City of Columbus, and being a part of VMS Number 1462, being part of the "Common Elements" of a 6.078 acre (Part 1), an 11.940 acre parcel (Part 2), and a 0.793 acre parcel (Part 3) declared as part of the **SECOND AMENDMENT TO THE NEWBRIDGE CONDOMINIUM**, by Instrument Number 200912300187808 as demonstrated in Condo Plat Book 214, Page 49, said "Common Elements" interests were conveyed as part of the Units of Newbridge Condominium to the **TRB COLUMBUS LLC, A DELAWARE LIMITED LIABILITY COMPANY**, by Instrument Number 201311220194815 and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of FRA-CR26 (GEORGESVILLE) AT HALL made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book _____, Page _____ in the records of Franklin County, and being located within the following described boundary points in the boundary thereof:

Commencing from a monument box set at the intersection of the Centerline of Construction and Right of Way of Georgesville Road (1971) and the Centerline of Right of Way of Hall Road, said Centerline of Right of Way of Hall Road also being the northerly line of VMS Number 13950 (AKA 14506) and the southerly of VMS Number 12394, said monument being referenced by a found 5/8" iron pin with a Cory Steven Graham cap North 52 Degrees 40 Minutes 08 Seconds West, a distance of 88.35 feet, said monument also being referenced by a found 5/8"

EXHIBIT A

LPA RX 871 SH

Rev. 06/09

iron pin with a Cory Steven Graham cap North 34 Degrees 36 Minutes 42 Seconds West, a distance of 74.43 feet, said monument box being at Station 75+62.60 of the Centerline of Construction and Right of Way of Georgesville Road (1971), said monument box also being at Station 243+93.49 of the Centerline of Right of Way of Hall Road;

Thence North 86 Degrees 49 Minutes 21 Seconds West along the Centerline of Right of Way of Hall Road, said line also being the southerly line of VMS Section 12394, a portion of said line being the northerly line of VMS Section 13950 (AKA 14506), a portion of said line being the northerly line of VMS Section 1462, a distance of **727.33 feet** to Station 236+66.16 of the Centerline of Right of Way of Hall Road;

Thence South 03 Degrees 10 Minutes 39 Seconds West perpendicular to the Centerline of Right of Way of Hall Road, a distance of **50.00 feet** to an iron pin set on the northerly line of the Grantor, in the southerly line of the residue of the 43.196 acre parcel conveyed to Georgesville 270, L.L.C. Retail Developments in Official Record Volume 31347, Page D08 and Instrument Number 199709080088615 (rerecorded in Instrument Number 199712110165292), said pin being 50.00 feet right of Station 236+66.16 of the Centerline of Right of Way of Hall Road, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 29 Degrees 30 Minutes 08 Seconds West**, along a conservation easement conveyed to the City of Columbus, Ohio by Instrument 199806190152962, a distance of **16.74 feet** to an iron pin set 65.00 feet right of Station 236+58.74 of the Centerline of Right of Way of Hall Road;
2. **Thence North 86 Degrees 49 Minutes 21 Seconds West** crossing said parcel, parallel to the Centerline of Right of Way of Hall Road, a distance of **238.47 feet** to an iron pin set on the westerly line of a 60' cross easement for private road recorded created by Instrument 20051104023429, said pin being 65.00 feet right of Station 234+20.27 of the Centerline of Right of Way of Hall Road;
3. **Thence South 83 Degrees 47 Minutes 50 Seconds West**, crossing said parcel, a distance of **30.68 feet** to an iron pin set 70.00 feet right of Station 233+90.00 of the Centerline of Right of Way of Hall Road;
4. **Thence North 57 Degrees 04 Minutes 39 Seconds West**, crossing said parcel, a distance of **40.31 feet** to an iron pin set on the northerly line of the Grantor, said line also being the southerly line of the residue of said 43.196 acre parcel, said pin being 50.00 feet right of Station 233+55.00 of the Centerline of Right of Way of Hall Road;
5. **Thence South 86 Degrees 49 Minutes 21 Seconds East** along the northerly line of the

EXHIBIT A

Page 3 of 3

LPA RX 871 SH

Rev. 06/09

Grantor, said line also being the southerly line of the residue of said 43.196 acre parcel, a distance of **311.16 feet** to the **Principle Point of Beginning** and enclosing 0.104 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.104 acres;

The above described area has not been assigned a Franklin County Permanent Parcel Number;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked ODOT R/W Mead & Hunt, Inc. 8294. Spikes set are 1/2 inch diameter x 8 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Concrete Monuments Set are 3/4 inch iron pins encased in an 8 inch diameter concrete cylinder with a 3 inch diameter aluminum cap. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 1-15-21. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in January, 2021 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. The bearing calculated for Hall Road is South 86 Degrees 49 Minutes 21 Seconds East. Bearings are for the purpose of indicating angular measurement only.

The Stations referred to herein are from the Centerline of Right of Way of Hall Road and the Centerline of Construction and Right of Way of Georgesville Road (1971), as found on Right of Way Plan FRA-CR26 (GEORGESVILLE) AT HALL.

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on January 12, 2023, from a survey made in January 2021.

Steven J., Scheid, Jr., P.S.
Professional Surveyor 8294
January 12, 2023