

EXHIBIT A

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RX 270 SH

Rev. 06/09

Ver. Date 8/8/2018

PID 98557

**PARCEL 27-SH2
FRA-CR03-12.96
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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 State of Ohio, Department of Transportation, 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, located in Virginia Military Survey No. 7326, and being part of the Common Area of the **Hartford Village Commons Condominiums** by Condo Plat Book 165, Page 21, as declared in Instrument Number 200604250077339, the below described parcel laying on the right side of Feder 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 south of the south existing right-of-way line of Feder Road, as described in the Franklin County plan Feder Road Section "A" Part, County Road No. 22 (Dated 10/19/1972) 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 north line of V.M.S #7326, also being the centerline of existing right-of-way of Feder Road station 178+38.90, also being the north line of V.M.S #7326, 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 north line of V.M.S #7326, as designated by a monument at station 31+99.98, 0.05 left;

Thence North 86 degrees 14 minutes 38 seconds West, along the centerline of existing right-of-way of Feder Road, and the north line of V.M.S #7326, a distance of 589.23 feet to a point, being at centerline station 172+49.67;

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Thence South 03 degrees 45 minutes 22 seconds West leaving said centerline, a perpendicular distance of 50.00 feet to a point on the existing south right-of-way line of Feder Road, being the northwest corner of a parcel of land conveyed to Sam and Izzy, LLC in Instrument number 201708080109488, said point being 50.00 feet right of Feder Road centerline of right-of-way station 172+49.67, and being the **Point of Beginning** for the herein described parcel;

Thence South 03 degrees 51 minutes 44 seconds West, a distance of 8.00 feet along the west property line of said Sam and Izzy, LLC parcel to a point, being 58.00 feet right of said centerline of right-of-way station 172+49.66;

Thence North 86 degrees 14 minutes 38 seconds West, a distance of 50.00 feet to a pin set on the east property line of a parcel of land conveyed to 4595 Morse Road LLC in Instrument number 201310290182114, being 58.00 feet right of said centerline of right-of-way station 171+99.66;

Thence North 03 degrees 51 minutes 44 seconds East, a distance of 8.00 feet along the east property line of said 4595 Morse Road LLC parcel to a point on said existing south right-of-way line of Feder Road, being 50.00 feet right of said centerline of right-of-way station 171+99.67;

Thence South 86 degrees 14 minutes 38 seconds East, a distance of 50.00 feet along said south right-of-way line of Feder Road to the **Point of Beginning**.

Containing 0.009 acre, more or less, out of the Common Area of the Hartford Village Commons Condominiums. 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 3/4 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 Feder Road as shown upon the right of way plan FEDER ROAD, SECTION "A" PART (COUNTY ROAD NO. 22) -dated 10/19/1972, on file with the City of Columbus, Ohio.

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This description was prepared under the direction of Richard F. Mathias, Registered Professional Surveyor Number 7963, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by 2LMN, Inc., and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as FRA-CR03-12.96 IMPROVEMENTS OF HILLIARD & ROME ROAD.

Richard F. Mathias Date
Registered Professional Surveyor No. 7963