

**EXHIBIT A**

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Ver. Date 01/08/2020

PID 89464

**PARCEL 25A-LA1  
FRA-70-13.10  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
INCLUDING LIMITATION OF ACCESS**

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, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Franklin, City of Columbus, located in Township 5, Range 22, Half Section 26 of the Refugee Lands, being part of Mound Street (74' RW) of Comstockville as dedicated to the City of Columbus and as shown in Plat Book 1 page 12, and all of a 20 foot Public Alley as dedicated to the City of Columbus in J. Hull GRN of J.F. Comstock and as shown in Plat Book 1 page 369, (All records are on file at the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

**Beginning** at an iron pin set at the northwesterly corner of Lot 2 and the northeasterly corner of Lot 3 of said J. Hull GRN of J.F. Comstock Subdivision, being on the southerly right of way of Mound Street and on the existing northerly limited access right of way of Interstate 70, and also being the northeasterly corner of Parcel 12 LA as shown in FRA-40R-12.30 Right of way Plans and as described in Highway Easement to the State of Ohio in Deed Volume 2770 page 1 and in Fee to Joseph L. Schwatz in Deed Book 1549 page 162;

Thence South 81° 11' 46" West, following the northerly limited access right of way of Interstate 70 and the southerly right of way of Mound Street, for a distance of 157.10 feet to the northeasterly corner of said 20 foot Public Alley and the northwesterly corner of Parcel 11 LA as shown in said FRA-40R-12.30 Right of way Plans and as described in Highway Easement to the State of Ohio in Deed Volume 2017 page 510 and in Fee to Pennsylvania Lines, LLC in Instrument Number 200212180325195;

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Thence South 08° 49' 06" East, following the easterly line of said 20 foot Public Alley and the westerly line of said Parcel 11 LA, for a distance of 160.01 feet to the southeasterly corner of said 20 foot Public Alley, a common corner of said Parcel 11 LA and being on the northerly line of Sub 1 of said J. Hull subdivision;

Thence South 81° 12' 37" West, following the southerly line of said 20 foot Public Alley, a line common with said Parcel 11 LA and the northerly line of said Sub 1, for a distance of 20.00 feet to the southwesterly corner of said 20 Foot Public Alley, a common corner with said Parcel 11LA and being on the easterly line of Parcel 10 LA as shown in said FRA-40R-12.30 Right of way Plans and as described in Highway Easement to the State of Ohio in Deed Volume 2008 page 203 and in Fee to the City of Columbus in Deed Volume 2075 page 681;

Thence North 08° 49' 06" West, following the westerly line of said 20 foot Public Alley and the easterly line of said Parcel 10 LA, for a distance of 160.00 feet to the northwesterly corner of said 20 foot Public Alley and the northeasterly corner and said Parcel 10 LA, being on the northerly limited access right of way of Interstate 70 and the southerly right of way of Mound Street;

Thence South 81° 11' 46" West, following the northerly limited access right of way of Interstate 70 and the southerly right of way of Mound Street, for a distance of 528.87 feet an angle point along the southerly right of way of Mound Street;

Thence South 65° 48' 46" West, continuing along the southerly right of way of Mound Street, for a distance of 55.24 to the northeasterly corner of Parcel 4 LA as shown on said FRA-40R-12.30 Right of way Plans and as described in a deed to the State of Ohio in Deed Volume 2021 page 633 and being on the northerly limited access right of way of Interstate 70;

Thence North 01° 52' 02" West, leaving the southerly right of way of Mound Street, crossing Mound Street and following the northerly limited access right of way of Interstate 70, for a distance of 79.99 feet to the southeasterly corner of Parcel 7 LA as shown on said FRA-40R-12.30 Right of way Plans and as described in Highway Easement to the State of Ohio in Deed Volume 2021 page 633 and in Fee to CSX Transportation Inc. by merger in Official Record 13283 page G-13 and described to The Hocking Valley Railway Company in Deed Book 883 page 358 and also being on the northerly right of way of Mound Street;

Thence North 65° 48' 46" East, following the northerly right of way of Mound Street, for a distance of 34.86 feet to an angle point along the northerly right of way of Mound Street;

Thence North 81° 11' 46" East, continuing along the northerly right of way of Mound Street, for a distance of 307.43 feet to a 1" iron pipe found with an EMH&T identifying cap at the

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southeasterly corner of Lot 3 of said Comstockville subdivision and being the intersection of the northerly right of way of Mound Street and the westerly right way of Levee Street;

Thence South 88° 32' 13" East, crossing the right of way of Mound Street, for a distance of 415.18 feet to the **Beginning**, and containing 44,028 square feet or 1.0107 acres of land, more or less, of which all acreage is contained within Present Road Occupied.

All iron pin set are 5/8" x 30" rebar with a yellow ms consultants identifying cap.

The bearings for this description are based on Grid North, Ohio State Plane, South Zone and referenced to the North American Datum of 1983 (1986 Adjustment) determined by GPS Observations between Franklin County Control Monuments "Frank 143" and "COC 5-83" as being North 77° 09' 24" West.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.



01/8/20

