

April 12, 2021

EXHIBIT "A"

**15' ELECTRIC/COMMUNICATIONS EASEMENT
CITY OF WESTERVILLE**

Situated in the State of Ohio, County of Delaware, City of Westerville, within the existing right-of-way of Worthington Road and Olde Worthington Road, as dedicated in Cardinal Park Subdivision No. 4, of record in Plat Book 8, Page 173, in deeds to City of Columbus, Ohio, of record in Deed Book 550, Page 420; Deed Book 553, Page 813; Official Record 1620, Page 2050, and within the proposed right-of-way of Worthington Road and Olde Worthington Road as shown on the right-of-way plans known as "Arterial Street Rehabilitation – Polaris Parkway" circa 2016, all records referenced herein being to those located in the Recorder's Office, Delaware County, Ohio, and being a 0.194 acre electric/communications easement more particularly described as follows:

Beginning FOR REFERENCE at an iron pin in a monument box found at the centerline of right-of-way intersection of Worthington Road and County Line Road; Thence North $39^{\circ}52'27''$ East, along the centerline of right-of-way of Worthington Road, a distance of 170.00 feet to a point; Thence South $50^{\circ}07'33''$ East, crossing through Worthington Road, a distance of 23.50 feet to a point, being the **TRUE POINT OF BEGINNING** of the herein described electric/communications easement;

Thence through Worthington Road and Olde Worthington Road the following four (4) courses:

- 1) **North $39^{\circ}52'27''$ East** a distance of **128.31 feet** to a point of curvature;
- 2) With a curve to the left having a radius of **215.00 feet**, an arc length of **88.10 feet**, a delta angle of **$23^{\circ}28'44''$** , and a chord bearing **North $28^{\circ}08'05''$ East**, a distance of **87.49 feet** to a point (non-tangent);
- 3) **North $39^{\circ}55'24''$ East** a distance of **273.70 feet** to a point;
- 4) **North $57^{\circ}07'36''$ East** a distance of **110.53 feet** to a point on the proposed easterly right-of-way line of Olde Worthington Road and on the westerly line of that 8.961 acre tract described in a deed to The Middlefield Banking Company, of record in Official Record 1797, Page 936;

Thence along said easterly right-of-way line, the westerly line of said 8.961 acre tract, and with a non-tangent curve to the right having a radius of **367.40 feet**, an arc length of **49.43 feet**, a delta angle of **$7^{\circ}42'33''$** , and a chord bearing **South $49^{\circ}28'02''$ West**, a distance of **49.40 feet** to a point;

Thence **South $39^{\circ}55'24''$ West**, along said easterly right-of-way line and the westerly line of said 8.961 acre tract, a distance of **28.46 feet** to a point;

Thence crossing through Olde Worthington Road the following three (3) courses:

- 1) **South $57^{\circ}07'36''$ West** a distance of **32.12 feet** to a point;
- 2) **South $39^{\circ}55'24''$ West** a distance of **22.57 feet** to a point;
- 3) **South $63^{\circ}15'28''$ East** a distance of **9.76 feet** to a point on said easterly proposed right-of-way line of Olde Worthington Road and the westerly line of said 8.961 acre tract;

Thence **South $39^{\circ}55'24''$ West**, along said easterly right-of-way line and the westerly line of said 8.961 acre tract, a distance of **15.41 feet** to a point;

(continued)

(Electric/Communications Easement Description, continued)

Thence crossing through Olde Worthington Road and Worthington Road the following five (5) courses:

- 1) **North 63°15'28" West** a distance of **9.76 feet** to a point;
- 2) **South 39°55'24" West** a distance of **230.39 feet** to a point;
- 3) With a non-tangent curve to the right having a radius of **230.00 feet**, an arc length of **91.08 feet**, a delta angle of **22°41'18"**, and a chord bearing **South 28°31'48" West** for a distance of **90.48 feet** to a point of tangency;
- 4) **South 39°52'27" West** a distance of **128.31 feet** to a point;
- 5) **North 50°07'33" West** a distance of **15.00 feet** to the TRUE POINT OF BEGINNING, containing 0.194 acres.

Bearings herein are based on a VRS GPS survey, State Plane Grid, Ohio South Zone, NAD 83, 2011 adjustment.

This description was prepared by Westerville Land Surveying, LLC, based on the results of an actual field survey in March 2021.

by *Michael P. Lomano*
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