

**EXHIBIT A**

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LPA RX 877 S

Rev. 06/09

Ver. Date 03/16/14

PID 90406

**PARCEL 17-S  
FRA/DEL-LAZELLE ROAD  
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]

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Situated in the State of Ohio, County of Franklin, City of Columbus, being located in ¼ Township 2, Township 2 North, Range 18 West, United States Military Lands, and being a part of that 22.899 acre parcel described in a deed to **STRATFORD CHASE APARTMENTS, AN OHIO GENERAL PARTNERSHIP**, of record in Official Record 14610 J-07, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel of land lying on the right side of the proposed centerline of construction for Lazelle Road, as shown on the centerline plat of record in Plat Cabinet \_\_\_\_, Slide \_\_\_\_, and being further bounded and described as follows:

Commencing for reference at Franklin County Monument "FCGS 4450", said point being at the intersection of the existing centerline of right-of-way for Lazelle Road and the existing centerline of right-of-way for Old State Road, said point being at an angle point in the existing centerline of right-of-way for Lazelle Road, said point being on the north line of that 0.306 acre right-of-way parcel described in a deed to City of Columbus, of record in Official Record 11165 D-17, said line being the line between Franklin County and Delaware County, and said point being 5.75 feet left of Lazelle Road proposed centerline of construction Station 94+47.98;

Thence **South 86 degrees 25 minutes 36 seconds East**, along the existing centerline of right-of-way for Lazelle Road, being the north line of said 0.306 acre right-of-way parcel, a distance of **24.90 feet** to a point, said point being 7.60 feet right of Lazelle Road proposed centerline of construction Station 94+72.88;

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Thence **South 03 degrees 34 minutes 24 seconds West**, across said 0.306 acre right-of-way parcel and along a line perpendicular to the previous course, a distance of **40.00 feet** to an iron pin set on the proposed south right-of-way line for Lazelle Road, being on the north line of the grantor's land, said iron pin set being 32.31 feet right of Lazelle Road proposed centerline of construction Station 94+75.55, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described sewer easement;

Thence across the grantor's land and along the proposed south right-of-way line for Lazelle Road along the following three (3) described courses:

1. **South 83 degrees 15 minutes 07 seconds East**, a distance of **56.87 feet** to an iron pin set, said iron pin set being 32.51 feet right of Lazelle Road proposed centerline of construction Station 95+31.48;
2. **South 85 degrees 35 minutes 36 seconds East**, a distance of **123.62 feet** to an iron pin set, said iron pin set being 33.33 feet right of Lazelle Road proposed centerline of construction Station 96+52.38;
3. **South 89 degrees 50 minutes 14 seconds East**, a distance of **83.17 feet** to an iron pin set on the existing south right-of-way line for Lazelle Road, as established by Dedication Plat of Lazelle Road, Storrow Drive and Easements, of record in Plat Book 68, page 27, being the north line of the grantor's land, said iron pin set being 41.34 feet right of Lazelle Road proposed centerline of construction Station 97+27.13;

Thence **South 86 degrees 25 minutes 36 seconds East**, along the existing south right-of-way line for said Lazelle Road and along the north line of the grantor's land, a distance of **168.43 feet** to an iron pin set on the proposed west right-of-way line for Storrow Drive, said iron pin set being 84.62 feet right of Lazelle Road proposed centerline of construction Station 99+01.77;

Thence across the grantor's land along the following three (3) described courses:

1. **South 29 degrees 03 minutes 30 seconds East**, along the proposed west right-of-way line for Storrow Drive, a distance of **12.48 feet** to a point, said point being 95.93 feet right of Lazelle Road proposed centerline of construction Station 99+07.00;
2. **North 86 degrees 25 minutes 36 seconds West**, a distance of **501.95 feet** to a point, said point being 47.26 feet right of Lazelle Road proposed centerline of construction Station 94+12.64;

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3. **North 49 degrees 06 minutes 41 seconds West**, a distance of **17.32 feet** to a point on the existing south right-of-way line for Lazelle Road, as established by said 0.306 acre right-of-way parcel, being the north line of the grantor's land, said point being 37.54 feet right of Lazelle Road proposed centerline of construction Station 93+97.98;

Thence **South 86 degrees 25 minutes 36 seconds East**, along the existing south right-of-way line for said Lazelle Road and along the north line of the grantor's land, a distance of **77.16 feet** to the **TRUE POINT OF BEGINNING** for the herein described sewer easement.

The above described sewer easement contains a total area of **0.104 acres** (including 0.012 acres located within historic present road occupied that was not vacated) within Franklin County Auditor's parcel number 610-216385.

The bearings described herein are based on the bearing of South 86 degrees 25 minutes 36 seconds East between Franklin County Monuments "FCGS 2225" and "FCGS 2226", as established utilizing a field traverse.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with caps stamped "R/W STRUCTUREPOINT".

The above described sewer easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on March 16, 2015, is based on a survey of the premises completed by Columbus Engineering Consultants, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

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Brian P. Bingham, PS  
Registered Professional Surveyor No. 8438

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Date