

EXHIBIT A

Page 1 of 3

LPA RX 871 SH

Rev. 06/09

Ver. Date 03/20/15

PID 90406

**PARCEL 14-SH
FRA/DEL-LAZELLE ROAD
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, being located in Quarter-Township 2, Township 2 North, Range 18 West, United States Military Lands, being a part of Lot 51 of the Partition Plat of the Scioto Land Company, Deed Book "A", page 194 (destroyed by fire), as demonstrated in Survey Plat Book 3, pages 136-137 (on file at the Franklin County Engineer's Office), descriptions of said partition lots are recorded in Deed Book "A", pages 7 and 14, and being a part of that land described in a deed to **NEW YORK CENTRAL LINES LLC (N.K.A. CSX TRANSPORTATION, INC.)**, of record in Instrument Numbers 200212180325201, 200507210144733, 200507210144738 and 200711080194030, 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 Book ____, Page ____, and being further bounded and described as follows:

Commencing for reference at Franklin County Monument "FCGS 5027 RESET", being on the north line of said Quarter-Township 2, being the line between Delaware County and Franklin County, said point being the intersection of the existing centerline of right-of-way for Lazelle Road and the existing centerline of right-of-way for Flint Road, and said point being at Lazelle Road proposed centerline of construction Station 91+03.76 and 144.66 feet right of CSX Transportation Railroad existing centerline Station 6679+73.71;

EXHIBIT A

Page 2 of 3

LPA RX 871 SH

Rev. 06/09

Thence **South 86 degrees 25 minutes 36 seconds East**, along the north line of said Quarter-Township 2, being said County Line, and being the centerline of right-of-way for Lazelle Road, a distance of **95.26 feet** to a MAG nail set at the northwest corner of the grantor's land, being the northeast corner of that parcel described in a deed to Norfolk and Western Railroad Company (N.K.A. Norfolk Southern Railway Company), of record in Deed Book 2599, page 623, said point being at Lazelle Road proposed centerline of construction Station 91+99.02 and 50.00 feet right of CSX Transportation Railroad existing centerline Station 6679+84.37, and said point being the **TRUE POINT OF BEGINNING** for the herein described standard highway easement;

Thence **South 86 degrees 25 minutes 36 seconds East**, continuing along the north line of said Quarter-Township 2, being the north line of the grantor's land, being said County Line, and being the existing centerline of right-of-way for Lazelle Road, a distance of **100.63 feet** to a MAG nail set at the northeast corner of the grantor's land, said point being at Lazelle Road proposed centerline of construction Station 92+99.65 and 50.00 feet left of CSX Transportation Railroad existing centerline Station 6679+95.63;

Thence **South 02 degrees 51 minutes 09 seconds East**, along the east line of the grantor's land, a distance of **34.97 feet** to a point, said point being on the west line 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, and said point being 34.74 feet right of Lazelle Road proposed centerline of construction Station 93+03.63 and 50.00 feet left of CSX Transportation Railroad existing centerline Station 6680+30.60;

Thence **South 89 degrees 40 minutes 49 seconds West**, across the grantor's land, a distance of **3.79 feet** to a point, said point being 35.01 feet right of Lazelle Road proposed centerline of construction Station 92+99.79 and 46.22 feet left of CSX Transportation Railroad existing centerline Station 6680+30.43;

Thence **North 86 degrees 25 minutes 36 seconds West**, continuing across the grantor's land, a distance of **96.83 feet** to the west line of the grantor's land, being the east line of said Norfolk and Western Railroad Company parcel, said point being 35.01 feet right of Lazelle Road proposed centerline of construction Station 92+02.96 and 50.00 feet right of CSX Transportation Railroad existing centerline Station 6680+19.60;

Thence **North 02 degrees 51 minutes 09 seconds West**, along the west line of the grantor's land and along the east line of said Norfolk and Western Railroad Company parcel, a distance of **35.23 feet** to the **TRUE POINT OF BEGINNING** for the herein described standard highway easement.

EXHIBIT A

Page 3 of 3

LPA RX 871 SH

Rev. 06/09

The above description contains a total area of **0.081 acres** (including 0.058 acres located within the present road occupied) within Franklin County Auditor's parcel number 610-218991.

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.

The above description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on March 20, 2015, is based on a survey of the premises completed by Columbus Engineering Consultants, Inc., and is true and correct the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
Registered Professional Surveyor No. 8438

Date