

EXHIBIT A

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LPA RX 879 CH

Rev. 06/09

Ver. Date 07/21/14

PID 90241

**PARCEL 13-CH
FRA-222 (GENDER ROAD)
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, OHIO, FRANKLIN COUNTY, OHIO**

A perpetual easement for the construction and maintenance of a perpetual watercourse, ditch, channel or other drainage facility upon 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]

Situated in the State of Ohio, County of Franklin, City of Columbus, and being located in Section 1, Township 11 North, Range 21 West, Congress Lands, and being out of that 0.686 acre tract of land described in a deed to **BJM Company Inc.**, of record in Official Record Volume 17250, Page C06, of the Franklin County Deed Records, Auditor's Parcel number 530-124793 and more particularly described as follows:

Beginning at a 3/4"x 36" Iron Pin with a 3" aluminum cap in a standard ODOT monument box to be set in the pavement at the intersection of the centerline construction of Refugee Road, and centerline construction of Gender Road, being STA 112+30.93 Refugee Road and equaling STA 216+59.94 Gender Road, as shown on the Centerline Plat of FRA-222 (Gender Road) and recorded in Plat Book 117, Page 72, of the Plat Records of Franklin County;

Thence along the said centerline construction of Gender Road, North 04° 32' 42" East, 419.09 feet to a point being at centerline construction STA 220+79.03;

Thence, leaving said centerline construction of Gender Road, South 85° 27' 18" East, 59.95 feet, to a point being on the existing east L/A right of way line of Gender Road as conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15, of the Franklin County Deed Records, also being on the southerly property line of said 0.686 acre tract also being a northerly property line of a 0.691 acre tract of land as conveyed to Tim Donut U.S. Limited, Inc., in Instrument Number 200510140216730, of the Franklin County Deed Records, being at centerline construction STA 220+79.03, 59.95 feet RT;

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Thence along the said existing east L/A right of way line of Gender Road as conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15, of the Franklin County Deed Records, North $04^{\circ} 18' 05''$ East, 30.97 feet to a point being at centerline construction STA 221+10.00, 59.81 feet RT. said point being the **True Point of Beginning** for the parcel herein described;

Thence continuing along the said existing east L/A right of way line of Gender Road as conveyed to the City of Columbus, of record in Official Record Volume 10744, Page I15, of the Franklin County Deed Records, North $04^{\circ} 18' 05''$ East, 83.37 feet to a point being the northerly property line of said 0.686 acre tract and being a southerly property line of a 16.205 acre tract of land as conveyed to Stratford Lakes LLC, in Instrument Number 201107060083179 of the Franklin County Deed Records, also being the northerly line of said Section 1, Township 11 North, Range 21 West, Congress Lands and the southerly line of Section 25, Township 12 North, Range 21 West, Refugee Lands being at centerline construction STA 221+93.37, 59.46 feet RT;

Thence along the said northerly property line of the 0.686 acre tract and being the said southerly property line of the 16.205 acre tract, also being the said northerly line of Section 1, Township 11 North, Range 21 West, Congress Lands and the said southerly line of Section 25, Township 12 North, Range 21 West, Refugee Lands, South $85^{\circ} 41' 45''$ East, 17.54 feet to a point being at centerline construction STA 221+93.45, 77.00 feet RT;

Thence crossing through said grantor's 0.686 acre tract, South $04^{\circ} 32' 42''$ West, 83.45 feet to a point being at centerline construction STA 221+10.00, 77.00 feet RT;

Thence across the said 0.686 acre tract, North $85^{\circ} 27' 18''$ West, 17.19 feet to the **True Point of Beginning**;

Containing 0.033 acres, more or less, subject to legal highways and other easements of record.

Basis of Bearing: The bearings herein were determined by GPS observation of Franklin County Geodetic Survey (FCGS) Monument Numbers 9918 and 2272 as shown on a Franklin County Engineer's Office Centerline Survey Plat (Drawing Number 0117-03). The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011 Adjustment) in which the bearing from FCGS 9918 to FCGS 2272 is North $04^{\circ} 26' 51''$ East.

Basis of Stationing: The stationing referenced herein is from the plans known as "FRA-222-GENDER AT REFUGEE" on file with the Ohio Department of Transportation, District 6, and the City of Columbus, Ohio.

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Prior Instrument References as of the date of this survey was prepared, Franklin County Recorder's, Official Record Volume 17250, Page C06.

All Iron Pins Set are 3/4" dia. by 36" long with 3" Aluminum ID Cap stamped WILLIS S7996.

The description is based on a survey made by Patrick D. Leighty, PS No. 8467, and reviewed and approved by me Todd D. Willis, PS No. 7996 May 2014.

Todd D. Willis, PS No. 7996

Date