

EXHIBIT A

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LPA RX 871 SH

Rev. 06/09

Ver. Date 03/20/15

PID 90406

**PARCEL 13-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 **NORFOLK AND WESTERN RAILROAD COMPANY (N.K.A. NORFOLK SOUTHERN RAILWAY COMPANY)**, of record in Deed Book 2599, page 623, 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:

BEGINNING 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, being the northwest corner of the grantor's land, and said point being at Lazelle Road proposed centerline of construction Station 91+03.76 and 64.66 feet left of Norfolk Southern Railroad existing centerline Station 642+07.28;

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Thence **South 86 degrees 25 minutes 36 seconds East**, along the north line of said Quarter-Township 2, along the north line of the grantors land, 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 northeast corner of the grantor's land, being the northwest corner of that parcel described in a deed to New York Central Lines LLC (N.K.A. CSX Transportation, Inc.), of record in Instrument Number 200212180325201, said point being at Lazelle Road proposed centerline of construction Station 91+99.02 and 30.00 feet right of Norfolk Southern Railroad existing centerline Station 641+96.62;

Thence **South 02 degrees 51 minutes 09 seconds East**, along the east line of the grantor's land and along the west line of said New York Central Lines parcel, a distance of **35.23 feet** to a point, said point being 35.01 feet right of Lazelle Road proposed centerline of construction Station 92+02.96 and 30.00 feet right of Norfolk Southern Railroad existing centerline Station 641+61.39;

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

1. **North 86 degrees 25 minutes 36 seconds West**, a distance of **59.06 feet** to a point, said point being 35.01 feet right of Lazelle Road proposed centerline of construction Station 91+43.90 and 28.69 feet left of Norfolk Southern Railroad existing centerline Station 641+68.00;
2. **South 37 degrees 53 minutes 36 seconds West**, a distance of **19.97 feet** to an iron pin set on the existing east right-of-way line for Flint Road, being the west line of the grantor's land, said point being 51.50 feet right of Lazelle Road proposed centerline of construction Station 91+32.64 and 41.73 feet left of Norfolk Southern Railroad existing centerline Station 641+52.87;
3. **South 02 degrees 49 minutes 18 seconds East**, along the existing east right-of-way line for said Flint Road, a distance of **448.74 feet** to a southwest corner of the grantor's land, being the north corner of that 0.518 acre parcel described in a deed to Elizabeth A. Roland, of record in Instrument Number 201405210063127, said point being 26.36 feet right of Flint Road proposed centerline of construction Station 423+96.23 and 41.97 feet left of Norfolk Southern Railroad existing centerline Station 637+04.15;

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Thence **South 30 degrees 47 minutes 43 seconds West**, along a southeast line of the grantor's land and along the northwest line of said 0.518 acre parcel, a distance of **41.47 feet** to Franklin County Monument "FCGS 8857", being the southwest corner of the grantor's land, and being at an angle point in the existing centerline of right-of-way for said Flint Road, said point being 11.60 feet right of Flint Road proposed centerline of construction Station 423+60.07 and 64.95 feet left of Norfolk Southern Railroad existing centerline Station 636+69.61;

Thence **North 02 degrees 49 minutes 18 seconds West**, along the existing centerline of right-of-way for said Flint Road and along the west line of the grantor's land, a distance of **537.67 feet** to the **POINT OF BEGINNING** for the herein described standard highway easement.

The above description contains a total area of **0.336 acres** (including 0.317 acres located within the present road occupied) within Franklin County Auditor's parcel number 610-218992.

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 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