

EXHIBIT A

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LPA RX 877 S

Rev. 06/09

Ver. Date 03/13/15

PID 90406

**PARCEL 18-S1
FRA/DEL-LAZELLE ROAD
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, DELAWARE 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]

Situated in the State of Ohio, County of Delaware, City of Columbus, being located in Farm Lot 1, ¼ Township 3, Township 3 North, Range 18 West, United States Military Lands, and being a part of that 15.077 acre parcel described in a deed to **POLARIS VIEW, LLC, AN OHIO LIMITED LIABILITY COMPANY**, of record in Official Record 1320, page 1454, all records referenced herein are on file at the Office of the Recorder for Delaware County, Ohio, being a parcel of land lying on the left 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 the southeast corner of said 13.855 acre parcel, being the northeast corner of that 0.340 acre right-of-way parcel described in a deed to City of Columbus, of record in Official Record 140, page 145, being the southwest corner of that 1.222 acre parcel described in a deed to the grantor, of record in Official Record 796, page 166, and being the northwest corner of that 0.128 acre right-of-way parcel described in a deed to City of Columbus, of record in Official Record 732, page 595, said point being 50.00 feet left of Lazelle Road proposed centerline of construction Station 110+04.94;

Thence **North 86 degrees 25 minutes 36 seconds West**, along the existing north right-of-way line for Lazelle Road, as established by said 0.340 acre right-of-way parcel, and along the south line of said 13.855 acre parcel, a distance of **979.88 feet** to a point, said point being 13.00 feet left of Lazelle Road proposed centerline of construction Station 100+93.28;

Thence **North 03 degrees 34 minutes 24 seconds East**, along a line perpendicular to the previous course, a distance of **36.19 feet** to a point on a curve on the proposed north right-of-way line for Lazelle Road, said point being 48.88 feet left of Lazelle Road proposed centerline of construction Station 100+88.61, and said point being the **TRUE POINT OF BEGINNING** for the herein described sewer easement;

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Thence across the grantor's land and along the proposed north right-of-way line for said Lazelle Road along the following four (4) described courses:

1. Along the arc of a non-tangent curve to the right, said curve having a radius of **63.50 feet**, a central angle of **18 degrees 53 minutes 46 seconds**, and an arc length of **20.94 feet** to an iron pin set at a point of tangency, said iron pin set being 58.37 feet left of Lazelle Road proposed centerline of construction Station 100+70.04, said curve being subtended by a long chord having a bearing of **North 51 degrees 55 minutes 01 seconds West** and a length of **20.85 feet**;
2. **North 42 degrees 28 minutes 07 seconds West**, a distance of **34.51 feet** to an iron pin set at a point of curvature, said iron pin set being 78.91 feet left of Lazelle Road proposed centerline of construction Station 100+42.32;
3. Along the arc of a curve to the right, said curve having a radius of **43.50 feet**, a central angle of **10 degrees 16 minutes 26 seconds**, and an arc length of **7.80 feet** to and iron pin set at a point of compound curvature, said iron pin set being 84.09 feet left of Lazelle Road proposed centerline of construction Station 100+36.50, said curve being subtended by a long chord having a bearing of **North 37 degrees 19 minutes 54 seconds West** and a length of **7.79 feet**;
4. Along the arc of a curve to the right, said curve having a radius of **283.50 feet**, a central angle of **26 degrees 28 minutes 43 seconds**, and an arc length of **131.02 feet** to a point, said point being 29.11 feet right of South Old State Road proposed centerline of construction Station 333+28.24, said curve being subtended by a long chord having a bearing of **North 18 degrees 57 minutes 20 seconds West** and a length of **129.85 feet**;

Thence continuing across the grantor's land along the following four (4) described courses:

1. **South 17 degrees 49 minutes 16 seconds East**, a distance of **32.38 feet** to a point, said point being 36.75 feet right of South Old State Road proposed centerline of construction Station 333+01.24;
2. **South 15 degrees 13 minutes 22 seconds East**, a distance of **63.92 feet** to a point, said point being 110.88 feet left of Lazelle Road proposed centerline of construction Station 100+15.52;
3. **South 26 degrees 23 minutes 45 seconds East**, a distance of **10.77 feet** to a point, said point being 102.33 feet left of Lazelle Road proposed centerline of construction Station 100+22.06;
4. **South 40 degrees 13 minutes 56 seconds East**, a distance of **85.36 feet** to the **TRUE POINT OF BEGINNING** for the herein described sewer easement.

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The above described sewer easement contains a total area of **0.016 acres** within Delaware County Auditor's parcel number 318-344-01-012-000.

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 13, 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.

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

Date