

EXHIBIT A

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LPA RX 879 CH

Rev. 06/09

Ver. Date 10/01/2012

PID 88430

**PARCEL 5-CHV
HAGUE AVENUE-VALLEYVIEW DRIVE
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
IN THE NAME AND FOR THE USE OF THE
FRANKLIN COUNTY COMMISSIONERS, 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, Village of Valleyview, being a part of Virginia Military Survey Number 2668, being a part of Reserve "A" of the Valleyview plat, of record in Plat Book 18, page 15, and being located in that original 4 acre tract (now 3.552 acres of record by the Franklin County Auditor), as described in a deed to **Hilltop Swim Club Corp.**, of record in Deed Book 2561, page 261 and Official Record 5760, page B17, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel of land located on the left side of the centerline of survey and right-of-way for Hague Avenue, as depicted on the centerline plat for the Hague Avenue-Valleyview Drive right-of-way plans, of record in Instrument Number 201209270144475 (Plat Book 115, pages 36-37), and being further bounded and described as follows:

Commencing for reference at a MAG nail set at the intersection of the centerline of survey and right-of-way for Valleyview Drive and the centerline of survey and right-of-way for Hague Avenue, being on the west line of said Valleyview plat, being the northeast corner that original 9.555 acre tract described in a deed to Glenwood Methodist Church (N.K.A. Glenwood United Methodist Church), of record in Deed Book 1919, page 137, being the southeast corner of the Oak Knolls Addition, of record in Plat Book 17, page 218, and said MAG nail set being at Hague Avenue centerline of survey and right-of-way Station 220+00.00;

Thence **South 12 degrees 41 minutes 13 seconds East**, along the centerline of survey and right-of-way for said Hague Avenue, along the west line of said Valleyview Plat, and along the east line of said original 9.555 acre tract, a distance of **190.00 feet** to a point, said point being at Hague Avenue centerline of survey and right-of-way Station 221+90.00;

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Thence **North 77 degrees 18 minutes 47 seconds East**, along a line perpendicular from the centerline of survey and right-of-way for said Hague Avenue, (passing an iron pin set on the existing east right-of-way line for said Hague Avenue as dedicated by Plat Book 18, page 15, being the west line of said Reserve "A" and said original 4 acre tract at a distance of a distance of 30.00 feet), a total distance of **40.00 feet** to an iron pin set on the proposed east right-of-way line for said Hague Avenue, said iron pin set being 40.00 feet left of Hague Avenue centerline of survey and right-of-way Station 221+90.00, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described channel easement;

Thence across said Reserve "A" and said original 4 acre tract along the following four (4) described courses:

1. **North 77 degrees 18 minutes 47 seconds East**, continuing along a line perpendicular from the centerline of survey and right-of-way for said Hague Avenue, a distance of **50.00 feet** to a point, said point being 90.00 feet left of Hague Avenue centerline of survey and right-of-way Station 221+90.00;
2. **South 12 degrees 41 minutes 13 seconds East**, along a line parallel to and 80.00 feet easterly from the centerline of survey and right-of-way for said Hague Avenue, a distance of **81.99 feet** to a point on the north line of that 0.617 acre tract described in a deed to Jerry D. Flaherty, of record in Instrument Number 201107080085211, said point being 90.00 feet left of Hague Avenue centerline of survey and right-of-way Station 222+71.99;
3. **North 87 degrees 09 minutes 03 seconds West**, along the north line of said 0.617 acre tract, a distance of **41.51 feet** to an iron pin set on the proposed east right-of-way line for said Hague Avenue, said iron pin set being 50.01 feet left of Hague Avenue centerline of survey and right-of-way Station 222+60.87;
4. **North 20 degrees 43 minutes 22 seconds West**, along the proposed east right-of-way line for said Hague Avenue, a distance of **71.57 feet** to the **TRUE POINT OF BEGINNING** for the herein described channel easement.

The above described channel easement contains a total area of **0.078 acres** (including 0.000 acres within the present road occupied) within Franklin County Auditor tax parcel number 144-000492.

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The bearings described herein are based on the centerline of survey and right-of-way for Valleyview Drive (South 87 degrees 46 minutes 53 seconds East) and grid north referenced to the North American Datum of 1983 (NSRS 2007 Adjustment) and the Ohio State Plane Coordinate System (South Zone), as established utilizing a GPS survey originating on Franklin County Engineer Survey Control Monuments "ST01" and "FCGS 5335".

Iron pins referenced as set are 5/8 inch diameter by 30 inch long rebar with yellow plastic caps stamped "ASI – PS 8438".

The above description of a right-of-way parcel was prepare and reviewed by Brian P. Bingham, Registered Professional Surveyor No. 8438 on June 19, 2012, is based on an actual survey performed in the field by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
Registered Professional Surveyor No. 8438

Date