

EXHIBIT A

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Rev. 06/09

Ver. Date 12/08/16

PID 95549

**PARCEL 103-S2
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
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, located in Farm Lot 18, Quarter Township 4, Township 3 North, Range 18 West, of the United States Military District, also being part of the 7.532 acre tract conveyed to **Badrivishal, LLC, an Ohio limited liability company** (Grantor) in Official Record 736 Page, 110, and being described as follows:

Being a parcel of land lying north of and adjacent to the north right-of-way line of Polaris Parkway as described in Plat Book 24, Page 137 and more particularly described as follows:

Commencing at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at the point of tangency on the centerline of Polaris Parkway, said capped iron pin being at centerline station 169+55.73;

Thence North 46°10'37" East along said centerline of Polaris Parkway, a distance of 421.77 feet to a point being centerline station 173+77.50;

Thence North 43°49'23" West leaving said centerline perpendicular, a distance of 75.00 feet to a point on the existing north right-of-way line for Polaris Parkway, and being 75.00 feet left of centerline station 173+77.50, and being the **Point of Beginning** for the herein described sewer easement;

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Thence crossing said Badrivishal, LLC tract the following five (5) courses:

- 1) North 43°49'23" West, a distance of 18.87 feet to a point, being 93.87 feet left of Polaris Parkway centerline station 173+77.50;
- 2) North 54°07'40" West, a distance of 67.10 feet to a point, being 159.89 feet left of Polaris Parkway centerline station 173+65.50;
- 3) North 35°52'20" East, a distance of 25.00 feet to a point, being 164.36 feet left of Polaris Parkway centerline station 173+90.09;
- 4) South 54°07'40" East, a distance of 69.36 feet to a point, being 96.13 feet left of Polaris Parkway centerline station 174+02.50;
- 5) South 43°49'23" East, a distance of 21.13 feet to a point on the said existing north right-of-way line for Polaris Parkway, being 75.00 feet left of centerline station 174+02.50;

Thence South 46°10'37" West continuing along the said existing north right-of-way line for Polaris Parkway, a distance of 25.00 feet to the **Point of Beginning**.

Containing 0.051 acres, more or less, within Delaware County Auditor's Parcel Number 31844302002001. Consisting of 0.000 acres of Present Roadway Occupation.

All references herein are to records in the Recorders' Office, Delaware County, Ohio.

The basis of bearings for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD 1983 (1996 adjustment) as established by Carpenter Marty Transportation, Inc. using GPS observations.

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Orion Place as shown upon the right of way plan "Arterial Street Rehabilitation - Polaris Parkway" on file with the City of Columbus, Ohio.

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This description was prepared under the direction of Daniel J. Hornyak, Registered Professional Surveyor Number 7963, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by Columbus Engineering Consultants, Inc. and Carpenter Marty Transportation, Inc. and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as "Arterial Street Rehabilitation - Polaris Parkway".

Columbus Engineering Consultants, Inc.

Daniel J. Hornyak	Date
Registered Professional Surveyor No. 7963	