

EXHIBIT A

RX 272 LA

Ver. Date 07/25/2019

PID 77372

**PARCEL 1-LA
FRA-70-12.68
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
INCLUDING LIMITATION OF ACCESS**

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 State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (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 City of Columbus, County of Franklin, State of Ohio and being located in Half Section 27, Township 5 North, Range 22 West of the Refugee Lands, being all of lots 11, 12, 15, and 16 and part of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 13, 14, 17, 18, 19, 20 & 23 of Barcus & Martin Addition as recorded in Plat Book 2, Page 327, and the Rights-of-Way of Eberly Street, an unnamed 20' alley, and Whittier Street as vacated by the City of Columbus in Ordinance Numbers 31332, 14-47 & 0618-2008, and being a part of lands conveyed to the City of Columbus, Ohio (hereinafter known as the "Grantor") by Instrument #200012280261331, D.B. 656, Pg. 66, D.B. 620, Pg. 490, D.B. 617, Pg. 43, and D.B. 634, Pg. 276 of said county records.

Being a parcel of land lying on the right side of the centerline of Road "C" as part of the FRA-70-12.68 Centerline Plat recorded in Plat Book____, Page____ of the records of Franklin County and being bounded and described as follows:

Beginning at the northeast corner of a parcel conveyed to City of Columbus, Ohio (O.R. 9097, Page C18) and a point on the south Limited Access right of way line of Interstate 70, said corner being witnessed by a 1 inch iron pipe (bent) found bearing South 09 Degrees 17 Minutes 03 Seconds East, a distance of 0.14 feet; said corner also being 125.73 feet right of Sta. 521+42.37 of the centerline of Road "C"; thence South 74 Degrees 58 Minutes 10 Seconds West along the south Limited Access right of way line of Interstate 70 and the north line of said City of Columbus, Ohio parcel, a distance of 408.59 feet to the northwest corner of said City of Columbus, Ohio parcel, said corner being 120.48 feet right of Sta. 517+08.07 of the centerline of Road "C"; thence South 31 Degrees 32 Minutes 06 Seconds West along said Limited Access right of way line and the northwesterly line of said City of Columbus, Ohio parcel, a distance of 229.56 feet to the east right of way line of Furnace St. (60 ft., P.B. 2, Pg. 327) and the west

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line of said City of Columbus, Ohio parcel, said point being 257.41 feet right of Sta. 515+20.13 of the centerline of Road "C"; thence South 03 Degrees 48 Minutes 21 Seconds West along said line, a distance of 60.77 feet to 311.88 feet right of Sta. 514+91.78 of the centerline of Road "C"; thence South 81 Degrees 29 Minutes 09 Seconds West, crossing the existing right of way of said Furnace Street, a distance of 61.41 feet to a point on the west right of way line of Furnace St. and the east line of the Grantor's parcel, at the common corner of lots 17 and 18 of said Barcus & Martin Addition in the southerly limited access easement right of way line of IR-70 (FRA-40R-12.30) Parcel 3-LA as conveyed to the State of Ohio in D.B. 1978, Pg. 156 and Parcel 2-LA as conveyed to the State of Ohio by Judgment Entry Franklin County Court of Common Pleas Case No. 194,938 and being all of that parcel conveyed in fee to J.M. Davis in D.B. 778, Pg. 222, said point being 296.56 feet right of Sta. 514+28.97 of the centerline of Road "C"; thence North 86 Degrees 11 Minutes 39 Seconds West along the common line of lots 17 and 18 and said right of way Parcels 2-LA and 3-LA, a distance of 90.03 feet to the common corner of said City of Columbus and J.M. Davis lands, being 254.98 feet right of Sta. 513+45.08 of the centerline of Road "C"; thence South 75 Degrees 21 Minutes 50 Seconds West crossing said lot 18, a distance of 16.38 feet to a 5/8 inch by 30 inch rebar with cap "GPD" set being 252.26 feet right of Sta. 513+28.18 of the centerline of Road "C" and also being the **TRUE PLACE OF BEGINNING** for the parcel hereinafter described;

THENCE the following fifteen (15) courses:

1. **South 75 Degrees 21 Minutes 50 Seconds West** crossing lots 18, 19, and 20 of said Barcus & Martin Addition and the vacated right of ways of Eberly Street and Whittier Street of the said City of Columbus lands, a distance of **148.04 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set, being 225.50 feet right of Sta. 511+76.24 of the centerline of Road "C";
2. **North 81 Degrees 23 Minutes 01 Seconds West** continuing across lot 20 of said Barcus & Martin Addition, a distance of **49.54 feet** to a 5/8 inch by 30 inch rebar with cap "GPD" set, being 197.35 feet right of Sta. 511+33.92 of the centerline of Road "C";
3. **South 60 Degrees 45 Minutes 04 Seconds West** continuing across lot 20 and crossing lot 23 of said Barcus & Martin Addition, a distance of **34.31 feet** to the low water mark of the Scioto River, said line also being the west line of the Barcus & Martin Addition (P.B. 2, Pg. 327), said point being 199.11 feet right of Sta. 510+99.38 of the centerline of Road "C";
4. **North 03 Degrees 47 Minutes 19 Seconds West** along the bank of the Scioto River and the west line of said Barcus & Martin Addition, a distance of **6.68 feet** to the northwest corner of Lot 23 of said Addition, said corner being 192.95 feet right of Sta. 511+01.93 of the centerline of Road "C";

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5. **North 01 Degrees 54 Minutes 17 Seconds West** along said line, a distance of **30.15 feet** to the northwest corner of Lot 20 of said Addition, said corner being 165.49 feet right of Sta. 511+14.39 of the centerline of Road "C";
6. **North 00 Degrees 00 Minutes 29 Seconds West** along said line, a distance of **30.07 feet** to the northwest corner of Lot 19 of said Addition, said corner being 138.54 feet right of Sta. 511+27.77 of the centerline of Road "C";
7. **North 01 Degrees 53 Minutes 48 Seconds East** along said line, a distance of **30.02 feet** to the northwest corner of Lot 16 of said Addition, said corner being 112.06 feet right of Sta. 511+42.23 of the centerline of Road "C";
8. **North 03 Degrees 48 Minutes 21 Seconds East** along said line, a distance of **30.00 feet** to the northwest corner of Lot 15 of said Addition, said corner being 86.05 feet right of Sta. 511+57.43 of the centerline of Road "C";
9. **North 13 Degrees 16 Minutes 06 Seconds East** along said line, a distance of **30.41 feet** to the northwest corner of Lot 12 of said Addition, said corner being 62.47 feet right of Sta. 511+76.89 of the centerline of Road "C";
10. **North 18 Degrees 44 Minutes 16 Seconds East** along said line, a distance of **31.05 feet** to the northwest corner of Lot 11 of said Addition, said corner being 40.30 feet right of Sta. 511+98.82 of the centerline of Road "C";
11. **North 11 Degrees 24 Minutes 02 Seconds East**, along said line, a distance of **12.00 feet** to the southerly existing limited access easement line of I-70 and the southerly line of Parcel 1-LA as conveyed to the State of Ohio by Deed Book 2129, Page 544, said point being in the westerly line of Lot 8 of said Addition, and 30.71 feet right of Sta. 512+06.08;
12. Leaving the westerly line of said Addition, crossing Lots 1-4, 7-8 and the vacated right of way of Eberly Street, along said south limited access easement line **North 67 Degrees 19 Minutes 38 Seconds East**, a distance of **292.24 feet** to a point on the westerly right of way line of vacated Whittier Street, said point being 37.68 feet right of Sta. 515+00.03;
13. Continuing along said limited access easement line, the westerly right of way line of vacated Whittier Street, and a non-tangential curve to the right having a radius of **1235.91 feet**, a central angle of **04 Degrees 18 Minutes 41 Seconds**, a chord bearing **North 39 Degrees 56 Minutes 25**

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Seconds East, a chord distance of **92.98 feet**, an arc length of **93.00 feet** to the Grantor's easterly line and the westerly right of way line of Furnace St., said point being 5.80 feet left of Sta. 515+82.45 of the centerline of Road "C";

14. **South 03 Degrees 48 Minutes 22 Seconds West** along said line, a distance of **137.22 feet** to a point being 117.65 feet right of Sta. 515+22.00 of the centerline of Road "C";

15. On a non-tangential curve to the left, the said existing southerly limited access easement right of way line of IR-70 (FRA-40R-12.30) Parcels 3-LA and 2-LA, the former easterly right of way line of vacated Whittier Street, crossing lots 6, 9, 10, 13, 14, 17 and 18 of said Barcus & Martin Addition, and the vacated right of ways of a 20' alley and Eberly Street, with a radius of **1155.91 feet**, a central angle of **11 Degrees 27 Minutes 41 Seconds**, a chord bearing **South 31 Degrees 01 Minutes 08 Seconds West**, a chord distance of **230.84 feet**, an arc length of **231.23 feet** to the **TRUE PLACE OF BEGINNING**.

The above described tract contains 1.5293 acres, including 0.0000 acres in the present road occupied (PRO), more or less, and subject to all easements, restrictions and covenants of record.

The above described area is contained within Franklin County Parcel Number 010-023620.

The Basis of Bearing in the above described parcel is Grid North as resolved by GPS observation taken from Franklin County Monuments: "Frank 143" and "COC 5-83" with a bearing of North 77 Degrees 09 Minutes 24 Seconds West, based on datum: Ohio State Plane South, NAD83(86 adjustment).

This description was prepared and reviewed under the direct supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a field survey completed in April, 2013.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney, P.S.
Professional Surveyor No. 7900