

EXHIBIT A

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Rev. 06/09

Ver. Date 03/06/24

PID 119849

**PARCEL 1-SH
FRA-KIMBERLY PARKWAY BRIDGE
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, A MUNICIPAL CORPORATION, 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, A Municipal Corporation, 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 City of Columbus, County of Franklin, and State of Ohio, Half Section 51, Township 12 North, Range 21 West, Refuge Lands, and being part of a 4.547 acre parcel declared as the "Common Area" of Mason Village Condominium recorded in Official Record 10637 E08 and as demonstrated in Condominium Plat Book 39, Page 33, all references being to the Franklin County Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the left (north) side of the existing centerline of right-of-way of Kimberly Parkway North, as shown and delineated upon the right-of-way plans 4026-E, designated as FRA-Kimberly Parkway Bridge prepared for and on file with the City of Columbus, Department of Public Services by Carpenter Marty Transportation Inc., and being located within the following described points in the boundary thereof;

Beginning, for reference, at a magnetic spike to be set during construction at the intersection of the existing centerline of right-of-way of Kimberly Parkway West and said centerline of Kimberly Parkway North, both 60 foot in width and dedicated in Plat Book 45, Page 11, said spike being at Station 3+83.86 in said centerline of Kimberly Parkway North;

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Thence along said centerline North 57° 43' 51" East a distance of 317.68 feet to a point at Station 7+01.54 in said centerline;

Thence leaving said centerline along a line North 32° 16' 09" West a distance of 30.00 feet to a point in the existing northerly right-of-way line of said Kimberly Parkway North, said point also being at the northeasterly corner of the "Common Area" of said Mason Village Condominium, said point also being at the southeasterly corner of a 2.523 acre tract conveyed to Directions for Youth and Families Group, Inc., An Ohio Non-Profit Corporation by Instrument Number 201412150165697, said point being 30.00 feet left of Station 7+01.54 in said centerline and the **TRUE POINT OF BEGINNING** of the parcel herein conveyed;

Thence along said right-of-way line and the easterly line of said "Common Area" **South 57° 43' 51" West** a distance of **41.54 feet** to an iron pin set 30.00 feet left of Station 6+60.00 in said centerline;

Thence, along a new line across said "Common Area" the following two courses:

- 1) **North 32° 16' 09" West** a distance of **20.00 feet** to an iron pin set 50.00 feet left of Station 6+60.00 in said centerline;
- 2) **North 57° 43' 51" East** a distance of **42.94 feet** (passing an iron pin set at 15.00 feet, 50.00 feet left of Station 6+75.00) to a point in the easterly line of said "Common Area" and the westerly line of said adjoining 2.523 acre tract, said point being 50.00 feet left of Station **7+02.94** in said centerline;

Thence along the northerly line of said "Common Area" and said westerly line of said 2.523 acre tract the following two courses:

- 1) **South 16° 32' 19" East** a distance of **2.17 feet** to a point 47.91 feet left of Station **7+02.35** in said centerline;
- 2) **South 29° 40' 47" East** a distance of **17.93 feet** to the **TRUE POINT OF BEGINNING**, containing 0.019 acres, of which the present road occupies 0.000 acres.

The above described 0.019 acre tract, including 0.000 acres of present road occupied, is located in Auditor's Parcel Numbers 010-209566-00 through 010-209617-00.

The Association claims rights in the "Common Area" as conferred in Official Record 10637 E08, Franklin County Recorder's Office.

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Bearings shown hereon are based on the Ohio County Coordinate System, Franklin County, and North American Datum of 1983 (2011) as established from a GPS survey originating on ODOT CORS Station "COLB" with a bearing of North 57° 43' 51" East as shown along the centerline of Kimberly Parkway North.

Monuments referred to as iron pins set are 5/8" x 30" topped by a yellow plastic cap stamped "CMT, P.S. 7357", unless noted otherwise. Right of way monuments called for as set herein shall be set upon completion of the acquisition process.

This description is based on a survey performed for the City of Columbus in October of 2023 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on March 6, 2024, by Michael D. Weeks, Registered Surveyor Number 7357.

Michael D. Weeks
Professional Surveyor S-7357

Date