

EXHIBIT A

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Ver. Date 07/02/25

PID 115646

**PARCEL 72-CH
FRA-16-9.27
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, 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, City of Columbus, Quarter Township 4, Township 1 North, Range 16 West, United States Military District, being part of a 0.528 acre tract of land in the name of CAPRICORN PROPERTIES INCORPORATED, a Texas corporation as described in Instrument Number 202103100043457, all records are on file with the Franklin County Recorder's Office, and being a tract of land lying on the right side of the centerline of Right-of-Way of State Route 16 (East Broad Street) (R/W Varies) and is more particularly described as follows:

Commencing at a 1" iron pin set in a monument box assembly at the centerline of Right-of-Way intersection of said State Route 16 (East Broad Street) and Rosehill Road (R/W Varies), said intersection being centerline Station 227+31.51 of said State Route 16 (East Broad Street) and centerline Station 410+00.00 of said Rosehill Road, referenced by a 1" iron pin found in a monument box bearing South 81°51'39" West a distance of 662.31 and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 2293.44 feet to a point at centerline Station 250+24.95;

Thence South 08°08'21" East, leaving and perpendicular to said centerline, a distance of 50.00 feet to an iron pin found in the southerly Right-of-Way line of said State Route 16 (East Broad Street), being the northwesterly corner of a 1.890 acre tract in the name of GILLIGAN OIL COMPANY, LLC, an Ohio limited liability company as described in Instrument Number 200608040153584, also being the northerly line of said 0.528 acre tract, said corner being 50.00

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feet right of centerline Station 250+24.95 being the **True Place of Beginning** for the tract of land herein described;

- 1) Thence **South 49°32'21" West**, a distance of **22.44 feet** to a point on the northwesterly line of said 1.890 acre tract being 62.00 feet right of centerline Station 250+05.98;
- 2) Thence **North 79°41'46" West**, through said 0.528 acre tract, a distance of **37.93 feet** to a point in said southerly Right-of-Way line, also being the northerly line of said 0.528 acre tract, being 50.00 feet right of centerline Station 249+70.00;
- 3) Thence **North 81°51'39" East**, with said southerly Right-of-Way line, also being the northerly line of said 0.528 acre tract, a distance of **54.95 feet** to the **True Place of Beginning**.

The above described area contains 0.008 acres more or less, which is part of Franklin County Auditor's Permanent Parcel number 010-251637-00 and 0.000 acres are within the present road occupied.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established using a GPS survey performed in October 2020, holding North 81°51'39" East for the centerline of State Route 16 (East Broad Street).

The stations referred to herein are from the existing centerline of Right-of-Way of State Route 16, as recorded on the FRA-16-7.79 centerline plat in Plat Book 29 Page 4.

Subject to all easements, restrictions, and Right-of-Ways of record. Known easements at the time of survey:

A 25-foot sanitary sewer easement in the name of CITY OF COLUMBUS, OHIO, a municipal corporation as described in Official Record 8379 Page H18 (0.007 acre overlap with 72-SW).

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This description is based on an actual field survey performed from October 2020 to October 2024 by OHM Advisors and was created under the direction and supervision of Branden V. Battig, Registered Surveyor No. S-8708.

Branden V. Battig
Registered Surveyor No. S-8708

Date