

EXHIBIT A

Page 1 of 2

LPA RX 877 S

Rev. 06/09

Ver. Date 10/01/2012

PID 88430

**PARCEL 1-S
HAGUE AVENUE-VALLEYVIEW DRIVE
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
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 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 Franklin, City of Columbus, being located in Virginia Military Survey Number 1390, and being a part of that original 35.936 acre tract (now 15.038 acres of record by the Franklin County Auditor) described in a deed to **The Board of Education of the City School District of Columbus, Ohio**, of record in Deed Book 1977, page 564, 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 right side of the centerline of survey and right-of-way for Valleyview Drive, as said centerline is 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 from the northeast corner of said original 35.936 acre tract, being the northwest corner of that 3.000 acre tract described in a deed to Luther B. Turner Lodge No. 732 Free & Accepted Masons, of record in Instrument Number 201011160153898, said corner being on the existing centerline of survey and right-of-way for Valleyview Drive, and said corner being at Valleyview Drive centerline of survey and right-of-way Station 33+02.47;

Thence **South 03 degrees 32 minutes 53 seconds East**, along the east line of said original 35.936 acre tract, along the west line of said 3.000 acre tract, a distance of **30.15 feet** to a point on the existing south right-of-way line for said Valleyview Drive, said point being 30.00 feet right of Valleyview Drive centerline of survey and right-of-way Station 33+05.50;

Thence across said original 35.936 acre tract along the following five (5) described courses:

1. **North 87 degrees 46 minutes 53 seconds West**, along the existing south right-of-way line for said Valleyview Drive, a distance of **23.12 feet** to a point, said point being 30.00 feet right of Valleyview Centerline of survey and right-of-way Station 32+82.38, and said point being the **TRUE POINT OF BEGINNING** for the herein described sewer easement;

EXHIBIT A

LPA RX 877 S

2. **South 02 degrees 13 minutes 07 seconds West**, perpendicular from the existing south right-of-way line for said Valleyview Drive, a distance of **5.00 feet** to a point, said point being 35.00 feet right of Valleyview Drive centerline of survey and right-of-way Station 32+82.38;
3. **North 87 degrees 46 minutes 53 seconds West**, along a line parallel to and 5.00 feet southerly from the existing right-of-way line for said Valleyview Drive, a distance of **10.00 feet** to a point, said point being 35.00 feet right of Valleyview Drive centerline of survey and right-of-way Station 32+72.38;
4. **North 02 degrees 13 minutes 07 seconds East**, along a line perpendicular from the previous course, a distance of **5.00 feet** to a point on the existing south right-of-way line for said Valleyview Drive, said point being 30.00 feet right of Valleyview Drive centerline of survey and right-of-way Station 32+72.38;
5. **South 87 degrees 46 minutes 53 seconds East**, along the existing south right-of-way line for said Valleyview Drive, a distance of **10.00 feet** to the **TRUE POINT OF BEGINNING** for the herein described sewer easement.

The above described sewer easement contains an area of **0.001 acres** (including 0.000 acres within present road occupied) within Franklin County Auditor tax parcel number 010-111409.

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".

The above description of a sewer easement 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