

**EXHIBIT A**

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LPA RX 883 U

Rev. 09/12

Ver. Date 12/29/2014

PID 85017

**PARCEL 12-U  
FRA-CR122-6.22  
PERPETUAL EASEMENT FOR UTILITY PURPOSES  
IN THE NAME AND FOR THE USE OF THE  
CITY OF COLUMBUS, DEPARTMENT OF POWER AND WATER (POWER)**

A perpetual easement for the construction and maintenance of power lines, poles, guy wires and any other necessary structure used to provide electrical service 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).

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**[Surveyor's description of the premises follows]**

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Situated in the City of Columbus, County of Franklin, State of Ohio, and in Section 25, Township 5 North, Range 22 West, Refugee Lands, being part of a tract in the name of Twenty Forty Company, LLC (hereinafter known as the "Grantor") as recorded in Instrument Numbers 201302080023073, 200503290057647, 199907290192175 and Deed Volume 3318, Page 623 of said county records.

Being a parcel of land lying on the right side of the centerline of right of way of Alum Creek Drive as shown on the centerline plat of FRA-CR122-6.22 as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_ of the records of Franklin County and being further described as follows:

Commencing, for reference, at a railroad spike (set) at the northeasterly corner of dedicated Alum Creek Drive, as shown on Dedication of Alum Creek Drive and Winslow Drive, as recorded in Plat Book 25, Page 114, and the southeasterly corner of dedicated Alum Creek Drive, as shown on Resubdivision of All of Lots 1 and 2 of Southeast Industrial Park (P.B. 42, Pg. 40) as recorded in Plat Book 116, Page 45, said corner also being a deflection point in the centerline of right of way of Alum Creek Drive, at station 225+92.70;

Thence, South 35 degrees 58 minutes 54 seconds West, along the centerline of right of way of Alum Creek Drive and the grantor's westerly property line, a distance of 414.81 feet to a magnail (found) at the grantor's southwesterly corner and the northwesterly corner of a tract in the name of the City of Columbus, as recorded in Instrument Number 199907290192176 and Official Record 3381, Page 134, said corner being at station 221+77.89;

Thence, North 53 degrees 57 minutes 50 seconds East, leaving said centerline along the grantor's southerly property line and the northerly property line of said City of Columbus tract, a distance of 58.43 feet to an iron pin (set) 58.43 feet right of station 221+77.95;

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Thence, North 36 degrees 22 minutes 33 seconds West, leaving said property line, through the grantor's tract, a distance of 63.14 feet to a point 57.99 feet right of station 222+41.09, and the **Point of Beginning** of the easement herein described;

Thence, North 36 degrees 22 minutes 33 seconds West, a distance of 10.00 feet to a point 57.92 feet right of station 222+51.09;

Thence, North 53 degrees 37 minutes 27 seconds East, a distance of 30.00 feet to a point 87.92 feet right of station 222+51.30;

Thence, South 36 degrees 22 minutes 33 seconds East, a distance of 10.00 feet to a point 87.99 feet right of station 222+41.30;

Thence, South 53 degrees 37 minutes 27 seconds West, a distance of 30.00 feet to the **Point of Beginning**.

The above described area contains 0.0069 acres, of which the present road occupies 0.000 acres, and is contained within Franklin County Auditor's Permanent Parcel No. 010-004919.

The bearings for this description are based on the bearing between Franklin County Engineer's Stations "FRANK33" and "FRANK43" being South 26 degrees 38 minutes 00 seconds East, as measured using GPS methods and the Ohio State Plane Coordinate System, South Zone, NAD83 (2007 Adjustment).

All iron pins set are 5/8" x 30" rebar with cap stamped "GPD GROUP".

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from a survey conducted for the City of Columbus, Ohio in June, 2012.

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

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

Date