

EXHIBIT A

LPA RX 871 SH

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Rev. 06/09

Ver. Date 10/01/2012

PID 88430

**PARCEL 7-SHV
HAGUE AVENUE-VALLEYVIEW DRIVE
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
VILLAGE OF VALLEYVIEW, 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 Village Of Valleyview, 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 State of Ohio, County of Franklin, Village of Valleyview, being located in Virginia Military Survey Number 2668, and being a part of the **Camp Chase Industrial Railroad Corporation** property (being that real estate depicted on the Cleveland, Cincinnati, Chicago and St. Louis Ry. Co. Valuation Map No. V31, dated June 30th, 1915, and being 33.26 acres of record according to the Franklin County Auditor), as described in a deed to said railroad company, of record in Official Record 28363, page F03, all records referenced are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel of land lying on the right side of the centerline of survey and right-of-way for Hague Avenue, and on the left and right sides of the centerline of said Camp Chase Industrial Railroad, as both centerlines are 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 at a MAG nail set at the intersection of the south line of said Camp Chase railroad property and the centerline of Hague Avenue, said MAG nail set being at the northeast corner of Roys Park Addition, of record in Plat Book 10, page 380, said MAG nail set being at the northwest corner of Hillcrest Addition, of record in Plat Book 12 page 19, and said MAG nail set being at Hague Avenue centerline of survey and right-of-way Station 226+23.11, and being 40.00 feet left of the Camp Chase railroad centerline Station 7516+13.55;

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Thence **South 72 degrees 05 minutes 48 seconds West**, along the south line of said Camp Chase railroad property, along the north line of said Roys Park Addition, a distance of **20.08 feet** to a point on the existing southwest right-of-way line for said Hague Avenue, said point being the northeast corner of Lot 4 of said Addition, as said Lot is described in a deed to West & Del, Inc., of record in Instrument Number 200801080003740, said point being 20.00 feet right of Hague Avenue centerline of survey and right-of-way Station 226+24.89, and being 40.00 feet left of the Camp Chase railroad centerline Station 7516+33.63, and said point being the **TRUE POINT OF BEGINNING** for the herein described standard highway easement;

Thence **South 72 degrees 05 minutes 48 seconds West**, continuing along the south line of said Camp Chase railroad property, along the north line of said Lot 4, a distance of **8.27 feet** to an iron pin set, said iron pin set being 28.24 feet right of Hague Avenue centerline of survey and right-of-way Station 226+25.62 and being 40.00 feet left of the Camp Chase railroad centerline Station 7516+41.90;

Thence **North 42 degrees 38 minutes 53 seconds West**, across said Camp Chase railroad property, a distance of **23.76 feet** to an iron pin set, said iron pin set being 40.06 feet right of Hague Avenue centerline of survey and right-of-way Station 226+05.00, and being 18.42 feet left of the Camp Chase railroad centerline Station 7516+51.85;

Thence **North 12 degrees 41 minutes 13 seconds West**, continuing across said Camp Chase railroad property, a distance of **58.66 feet** to an iron pin set on the north line of said Camp Chase railroad property, said iron pin set being on the south line of that 1.371 acre tract (0.804 acres of record by the Franklin County Auditor) described in a deed to The Glenwood Methodist Church of Columbus, Ohio, of record in Deed Book 1919, page 137 (N.K.A. Glenwood United Methodist Church, by a name change affidavit of record in Instrument Number 201109300124367), and said iron pin set being 40.00 feet right of Hague Avenue centerline of survey and right-of-way Station 225+46.44, being 40.00 feet right of the Camp Chase railroad centerline Station 7516+46.51;

Thence **North 72 degrees 05 minutes 48 seconds East**, along the north line of said Camp Chase railroad property, along the south line of said 1.371 acre tract, (passing the southwest corner of a highway easement of record in Deed Book 1072, page 632 at a distance of 10.04 feet), a total distance of **20.08 feet** to a point on the existing southwest right-of-way line for said Hague Avenue, being the southeast corner of said highway easement, said point being 20.00 feet right of Hague Avenue centerline of survey and right-of-way Station 225+44.62, being 40.00 feet right of the Camp Chase railroad centerline Station 7516+26.43;

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Thence **South 12 degrees 41 minutes 13 seconds East**, across said Camp Chase railroad property, along the existing southwest right-of-way line for said Hague Avenue, a distance of **38.37 feet** to a point, said point being 20.00 feet right of Hague Avenue centerline of survey and right-of-way Station 225+82.96, and being 1.79 feet right of the Camp Chase railroad centerline Station 7516+29.92;

Thence **South 12 degrees 50 minutes 02 seconds East**, continuing across said Camp Chase railroad property, continuing along the existing southwest right-of-way line for said Hague Avenue, a distance of **41.96 feet** to the **TRUE POINT OF BEGINNING** for the herein described highway easement.

The above described highway easement contains a total area of **0.034 acres** (including 0.000 acres within the present road occupied) within Franklin County Auditor tax parcel number 010-062384.

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".

Iron pins referenced as set are 5/8 inch diameter by 30 inch long rebar with yellow plastic caps stamped "ASI - PS 8438".

The above description of a standard highway easement was prepare and reviewed by Brian P. Bingham, Registered Professional Surveyor No. 8438 on July 12, 2012, is based on an actual survey performed in the field by American Structurepoint, Inc., was prepared in accordance with Ohio Administrative Code 4733-37 (Minimum Standards for Boundary Surveys), 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