

EXHIBIT A

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LPA RX 877 S

Rev. 06/09

Ver. Date 10/01/2012

PID 88430

**PARCEL 4-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, Village of Valleyview, being a part of Virginia Military Survey Number 1390, being located in that original 9.555 acre tract (now 5.926 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), 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 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 northwest corner of said original 9.555 acre tract, being the northeast corner of that 10.388 acre tract described in a deed to The Young Men's Christian Association of Columbus, Ohio, of record in Deed Book 1919, page 118, and being on the centerline of survey and right-of-way for Valleyview Drive, said corner being at Valleyview Drive centerline of survey and right-of-way Station 39+24.88;

Thence **South 03 degrees 38 minutes 49 seconds East**, along the west line of said original 9.555 acre tract, along the east line of said 10.388 acre tract, a distance of **30.16 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 39+27.96;

Thence across said original 9.555 acre tract along the following five (5) described courses:

1. **South 87 degrees 46 minutes 53 seconds East**, along the existing south right-of-way line for said Valleyview Drive, a distance of **303.42 feet** to a point, said point being 30.00 feet right of Valleyview Drive centerline of survey and right-of-way Station 42+31.38, said point being the **TRUE POINT OF BEGINNING** for the herein described sewer easement;

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2. **South 87 degrees 46 minutes 53 seconds East**, continuing along the existing south right-of-way line for said Valleyview Drive, a distance of **10.00 feet** to a point, said point being 30.00 feet right of Valleyview Drive centerline of survey and right-of-way Station 42+41.38;
3. **South 02 degrees 13 minutes 07 seconds West**, along a line perpendicular from the previous course, 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 42+41.38;
4. **North 87 degrees 46 minutes 53 seconds West**, along a line parallel to and 5.00 feet southerly from the existing south 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 42+31.38;
5. **North 02 degrees 13 minutes 07 seconds East**, along a line perpendicular from the previous course, a distance of **5.00 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 the present road occupied) within Franklin County Auditor tax parcel number 010-111288.

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