

EXHIBIT A

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LPA RX 879 CH

Rev. 06/09

Ver. Date 10/01/2012

PID 88430

**PARCEL 4-CHV
HAGUE AVENUE-VALLEYVIEW DRIVE
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A CHANNEL
IN THE NAME AND FOR THE USE OF THE
FRANKLIN COUNTY COMMISSIONERS, 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, Village of Valleyview, being a part of Virginia Military Survey Numbers 1390 and 2668, being located in that original 9.555 acre tract (now 1.976 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 Hague Avenue, 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 at a MAG nail set at the intersection of the centerline of survey and right-of-way for Valleyview Drive and the centerline of survey and right-of-way for Hague Avenue, being the northeast corner said original 9.555 acre tract, being the southeast corner of the Oak Knolls Addition, of record in Plat Book 17, page 218, being on the west line of the Valleyview plat, of record in Plat Book 18, page 15, and said MAG nail set being at Hague Avenue centerline of survey and right-of-way Station 220+00.00;

Thence **South 12 degrees 41 minutes 13 seconds East**, along the centerline of survey and right-of-way for said Hague Avenue, along the east line of said original 9.555 acre tract, along the west line of said Valleyview plat, a distance of **220.00 feet** to a point, said point being at Hague Avenue centerline of survey and right-of-way Station 222+20.00;

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Thence across said original 9.555 acre tract along the following nine (9) described courses:

1. **South 77 degrees 18 minutes 47 seconds West**, along a line perpendicular from the centerline of survey and right-of-way for said Hague Avenue, (passing the existing west right-of-way line as established by a highway easement of record in Deed Book 1072, page 632 at a distance of 30.00 feet), a total distance of **40.00 feet** to an iron pin set on the proposed west right-of-way line for said Hague Avenue, said iron pin set being 40.00 feet right of Hague Avenue centerline of survey and right-of-way Station 222+20.00, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described channel easement;
2. **South 12 degrees 41 minutes 13 seconds East**, along the proposed west right-of-way line for said Hague Avenue, a distance of **14.00 feet** to an iron pin set, said iron pin set being 40.00 feet right of Hague Avenue centerline of survey and right-of-way Station 222+34.00;
3. **South 77 degrees 18 minutes 47 seconds West**, continuing along the proposed west right-of-way line for said Hague Avenue, a distance of **22.00 feet** to an iron pin set, said iron pin set being 62.00 feet right of Hague Avenue centerline of survey and right-of-way Station 222+34.00;
4. **South 12 degrees 41 minutes 13 seconds East**, continuing along the proposed west right-of-way line for said Hague Avenue, a distance of **38.00 feet** to an iron pin set, said iron pin set being 62.00 feet right of Hague Avenue centerline of survey and right-of-way Station 222+72.00;
5. **South 72 degrees 06 minutes 19 seconds East**, continuing along the proposed west right-of-way line for said Hague Avenue, a distance of **25.55 feet** to an iron pin set, said iron pin set being 40.00 feet right of Hague Avenue centerline of survey and right-of-way Station 222+85.00;
6. **South 12 degrees 41 minutes 13 seconds East**, continuing along the proposed west right-of-way line for said Hague Avenue, a distance of **15.00 feet** to a point, said point being 40.00 feet right of Hague Avenue centerline of survey and right-of-way Station 223+00.00;
7. **South 77 degrees 18 minutes 47 seconds West**, along a line perpendicular from the previous course, a distance of **30.00 feet** to a point, said point being 70.00 feet right of Hague Avenue centerline of survey and right-of-way Station 223+00.00;

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8. **North 12 degrees 41 minutes 13 seconds West**, along a line parallel to and 70.00 feet westerly from the centerline of survey and right-of-way for said Hague Avenue, a distance of **80.00 feet** to a point, said point being 70.00 feet right of Hague Avenue centerline of survey and right-of-way Station 222+20.00;

9. **North 77 degrees 18 minutes 47 seconds East**, along a line perpendicular from the previous course, a distance of **30.00 feet** to the **TRUE POINT OF BEGINNING** for the herein described channel easement.

The above described channel easement contains a total area of **0.033 acres** (including 0.000 acres within the present road occupied) within Franklin County Auditor tax parcel number 144-000085.

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 right-of-way parcel 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