

EXHIBIT A

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LPA RX 871 SH

Rev. 06/09

Ver. Date 03/11/22

PID 108642

**PARCEL 10-SH
FRA-CLEVELAND AVENUE PED IMPROVE
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
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 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 City of Columbus, County of Franklin, and State of Ohio, Quarter Township 1, Township 1 North, Range 18 West, United States Military District, and being a part of Lot No. 4 of H.C. Fickell's Subdivision as recorded in Plat Book 15, Page 19, conveyed to Grace Apostolic Church by Instrument Number 201003050026706, all references being to the Franklin County Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the left (west) side of the centerline of existing right-of-way of Cleveland Avenue, as shown and delineated upon the right-of-way plans 3754-E, designated as Intersection-Cleveland Avenue, 5th Avenue to Lehner Road prepared for the City of Columbus, Department of Public Services by Carpenter Marty Transportation Inc., and being more particularly described as follows:

Beginning, for reference, at a 1" iron pin inside a monument box to be set during construction at the intersection of the existing centerline of right-of-way of Lakeview Avenue, originally dedicated as Sarah Avenue in said Plat Book 15, page 19 (see COC Ord. No. 503-29) and the existing centerline of right-of-way of Cleveland Avenue, being at station 210+39.00 in said centerline of Cleveland Avenue;

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Thence along the centerline of Cleveland Avenue South 3° 49' 29" West a distance of 25.00 feet to a point at Station 210+14.00 in said centerline of Cleveland Avenue;

Thence leaving said centerline of Cleveland Avenue North 86° 10' 31" West a distance of 30.00 feet to a magnetic nail set at the Grantor's northeasterly corner and the northeast corner of said Lot 4, said nail also being the intersection of the existing northerly right-of-way of Lakeview Avenue and the existing westerly right-of-way of Cleveland Avenue, being 30.00 feet left of station 210+14.00 in said centerline of Cleveland Avenue, and being the **TRUE POINT OF BEGINNING** of the parcel herein described;

All stations and offsets are to be referenced to Cleveland Avenue;

Thence along said Grantor's easterly line and said westerly right-of-way line of Cleveland Avenue **South 3° 49' 29" West** a distance of **18.00 feet** to a magnetic nail set 30.00 feet left of Station 209+96.00 in said centerline of Cleveland Avenue;

Thence leaving line, along a new line across the Grantor's tract the following two courses:

- 1) **North 86° 10' 31" West** a distance of **6.00 feet** to a magnetic nail set 36.00 feet left of Station 209+96.00;
- 2) **North 3° 49' 29" East** a distance of **18.00 feet** to a magnetic nail set in the Grantor's northerly line, the north line of said Lot 4, and the existing southerly right-of-way line of Lakeview Avenue, and being 36.00 feet left of station 210+14.00;

Thence along said line **South 86° 10' 31" East** a distance of **6.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.002 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.002 acres, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-073704-00.

Grantor claims title by Instrument Number 201003050026706 Franklin County Recorder's Office.

The bearings found herein are based on Grid North of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011) and are for the purpose of defining angular measurements as established by a GPS survey using the ODOT VRS combined with conventional traverse performed by NEAS, Inc.

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Monuments referred to as iron pins set are $\frac{5}{8}$ " x 30" topped by a yellow plastic cap stamped "CMT, P.S. 7357", unless noted otherwise. Right of way monuments called for as set herein shall be set upon completion of the acquisition process.

This description is based on a survey performed for the City of Columbus in November of 2020 by NEAS, Inc. This description was prepared and reviewed on March 11, 2022 by Michael D. Weeks, Registered Surveyor Number 7357.

Michael D. Weeks
Professional Surveyor S-7357

Date