

## **EXHIBIT A**

LPA RX 871 SH

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Ver. Date 11-17-2022

PID

**PARCEL 37-SH  
DUBLIN-GRANVILLE ROAD  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CITY OF COLUMBUS, 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 City Of Columbus, 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).

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[Surveyor's description of the premises follows]

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Situated in the State of Ohio, City of Columbus, Franklin County, Section 4, Township 2, Range 17, and being part of The Enclave at Albany Park Condominiums First Amendment in CPB 111, page 79, as declared in Instrument 200210030248625 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline existing right of way of right of way for Dublin-Granville Road in project Intersection Improvements Dublin-Granville Rd. at Ulry Rd. as platted by 2LMN, Inc. and recorded in Plat Book 132, Page 114-115, and being more particularly described as follows:

COMMENCING at FCGS 8816 RESET marking the intersection of said Dublin-Granville Road with the centerline of Hamilton Road said point being on the centerline of Dublin-Granville Road at station 97+37.98; Thence, North 87 degrees 07 minutes 26 seconds West, 880.16 feet a point, said point being on the centerline of Dublin-Granville Road at station 84+74.35; Thence, South 03 degrees 38 minutes 08 seconds West, 35.00 feet a ¾ inch iron pipe found on the southerly existing Standard Highway Easement to the State of Ohio in Deed Book 2227, page 439, said pin being 35.00 feet right of the centerline of Dublin-Granville Road at station 84+73.89 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract and along the said southerly existing Standard Highway Easement, **South 87 degrees 07 minutes 26 seconds East, 101.34 feet** to a point, said point

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being 35.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 85+75.23;

- 2) **Thence**, across the grantor's tract and along the said southerly existing Standard Highway Easement, **North 87 degrees 10 minutes 14 seconds East, 50.29 feet** to a point, said point being 30.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 86+25.27;
- 3) **Thence**, across the grantor's tract and along the said southerly existing Standard Highway Easement, **South 87 degrees 07 minutes 26 seconds East, 128.68 feet** to a point on the grantor's east line and the west existing right of way line conveyed to the City of Columbus in Instrument 200608040153574, said point being 30.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 87+53.95;
- 4) **Thence**, along the grantor's east line and the west line of said City of Columbus tract, **South 03 degrees 38 minutes 08 seconds West, 15.00 feet** to an iron pin set, said pin being 45.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 87+53.75;
- 5) **Thence**, across the grantor's tract, **North 87 degrees 07 minutes 26 seconds West, 280.00 feet** to a point on the grantor's west line and the east line of the New Albany Village Condominiums Eight Amendment in CPB 91, page 72, as declared in Instrument 200104030068432, said point being 45.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 84+73.75;
- 6) **Thence**, along the grantor's west line and the east line of said New Albany Village Condominiums, **North 03 degrees 38 minutes 08 seconds East, 10.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.082 acres.

The parcel of land described contains, 0.082 acres, more or less located in the common area of The Enclave at Albany Park Condominiums First Amendment including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

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Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, April, 2020.

Grantor claim title by Condo Plat Book 111, page 79, as declared in Instrument 200210030248625 as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2019 and being a bearing of North 86 degrees 18 minutes 09 seconds East of the existing centerline of Dublin-Granville Road West of Ulry Road as shown in project Intersection Improvements Dublin-Granville Rd. at Ulry Rd, as platted by 2LMN, Inc.

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Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

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Date