

## **EXHIBIT A**

LPA RX 877 SW

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Ver. Date 11-17-2022

PID

### **PARCEL 37-SW1 DUBLIN-GRANVILLE ROAD 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).

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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 at the grantor's northwest corner, said point being on the centerline of Dublin-Granville Road at station 84+74.35; Thence, along the grantor's west line, South 03 degrees 38 minutes 08 seconds West, 45.00 feet an iron pin set on the southerly proposed Standard Highway for Dublin-Granville Road, said pin being 45.00 feet right of the centerline of Dublin-Granville Road at station 84+73.75 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract and along the said southerly proposed Standard Highway Easement for Dublin-Granville Road, **South 87 degrees 07 minutes 26 seconds East, 28.25 feet** to a point, said point being 45.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 85+02.00;
- 2) **Thence**, across the grantor's tract, **South 02 degrees 58 minutes 09 seconds West, 5.00 feet** to a point, said point being 50.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 85+02.00;

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- 3) **Thence**, across the grantor's tract, **North 87 degrees 07 minutes 26 seconds West, 28.31 feet** to a point on the grantor's west line and the east line of the New Albany Village Condominiums Eight Amendment in condo Plat Book 91, page 72 and declared in Instrument 200104030068432, said point being 50.00 feet right of the centerline existing right of way of Dublin-Granville Road at station 84+73.69;
- 4) **Thence**, along the grantor's west line, **North 03 degrees 38 minutes 08 seconds East, 5.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.003 acres.

The parcel of land described contains, 0.003 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 iron pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

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 CPB 111, page 79, 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