

EXHIBIT A

LPA RX 877 S

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Ver. Date 06/30/2016

PID 95549

**PARCEL 5-S2
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, DELAWARE 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 City of Columbus, County of Delaware, and State of Ohio, being in Farm Lot 18, Quarter Township 4, Township 3 North, Range 18 West of the United States Military District, and being a part of that 1.477 acre tract conveyed to N.P. Limited Partnership, an Ohio Limited Liability Partnership, by Deed Volume 604, Page 59, all references being to the Delaware County Recorder's Office, Delaware County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the east side of the centerline of existing right-of-way of Orion Place, as shown and delineated upon the centerline plat with the right-of-way plans designated as Arterial Street Rehabilitation – Polaris Parkway prepared for the City of Columbus, Department of Public Services, by Carpenter Marty Transportation Inc., as recorded in Official Record Volume 1450, Page 927 (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at a point of tangency in the centerline of Polaris Parkway, said pin being Station 169+55.73 in said centerline;

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Thence along said centerline with a curve to the right having a radius of 1,762.95 feet, a central angle of $7^{\circ} 23' 18''$, an arc length of 227.33 feet, a chord bearing South $49^{\circ} 52' 16''$ West, and a chord distance of 227.17 feet to Station 167+28.40 in said centerline;

Thence South $36^{\circ} 26' 06''$ East a distance of 50.00 feet to the existing southerly right-of-way line of said Polaris Parkway, said point being 50.00 feet right of Station 167+28.40 in said centerline;

Thence along the Grantor's easterly line South $16^{\circ} 32' 42''$ East a distance of 21.25 feet to an iron pin set 70.00 feet right of Station 167+21.44 in said centerline;

Thence across said 1.477 acre tract along the proposed southerly right-of-way line of said Polaris Parkway with a curve to the right having a radius of 1832.95 feet, a central angle of $3^{\circ} 47' 04''$, an arc length of 121.07 feet, a chord bearing South $55^{\circ} 41' 00''$ West, and a chord distance of 121.04 feet to a point 70.00 feet right of Station 166+05.00 in said centerline, said point also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

Thence along the proposed southerly easement line South $52^{\circ} 46' 53''$ West a distance of 127.31 feet to the easterly line of an existing 0.024 acre sewer easement granted to the City of Columbus by Official Record 537, Page 102, said point being 85.00 feet right of Station 164+83.88 in said centerline;

Thence along said easterly line North $19^{\circ} 32' 04''$ West a distance of 7.70 feet to the proposed southerly right-of-way line of said Polaris Parkway, said point being 77.39 feet right of Station 164+85.02 in said centerline;

Thence along said southerly line the following two courses:

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- 1) North 47° 39' 59" East a distance of 32.09 feet to an iron pin set 70.00 feet right of Station 165+15.00 in said centerline;

- 2) With a curve to the left having a radius of 1832.95 feet, a central angle of 2° 55' 30", an arc length of 93.57 feet, a chord bearing North 59° 02' 17" East, and a chord distance of 93.56 feet to the TRUE POINT OF BEGINNING, containing 0.017 acres, of which the present road occupies 0.000 acres.

The above described tract is located in Auditor's Parcel Number 318-443-02-008-004.

Grantor claims title by Deed Volume 604, Page 59, Delaware County Recorder's Office.

This description is based on a survey performed for the City of Columbus in June of 2015 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on June 30, 2016 by Kevin P. Carpenter, Registered Surveyor Number 8124.

The bearings found herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Bearings shown hereon are based on true north observed by Carpenter Marty Transportation, using a Leica GNSS Viva CS15/GS15 receiver. Based on this the bearing of Interstate 71 is North 3° 32' 22" East.

Monuments referred to as iron pins set are 3/4" x 30" topped by a 2" diameter aluminum cap stamped "CITY OF COLUMBUS R/W, P.S. 8124". Right of way monuments called for as set herein shall be set upon completion of the acquisition process.