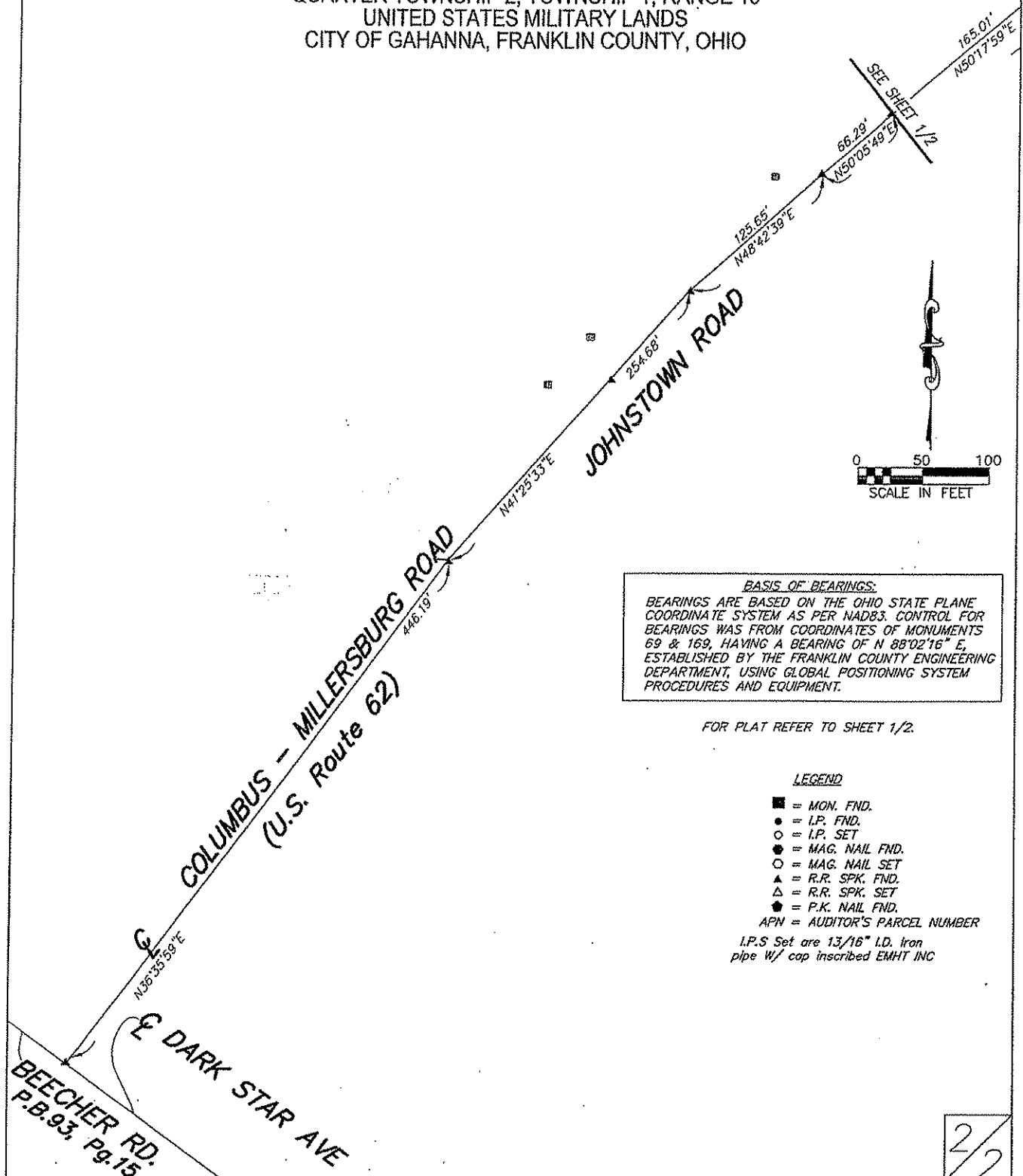


# EXHIBIT A

EXHIBIT A  
DEDICATION OF HIGHWAY EASEMENT  
YMCA PLACE  
QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16  
UNITED STATES MILITARY LANDS  
CITY OF GAHANNA, FRANKLIN COUNTY, OHIO



**BASIS OF BEARINGS:**  
BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AS PER NAD83. CONTROL FOR BEARINGS WAS FROM COORDINATES OF MONUMENTS 69 & 169, HAVING A BEARING OF  $N 88^{\circ}02'16'' E$ , ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT, USING GLOBAL POSITIONING SYSTEM PROCEDURES AND EQUIPMENT.

FOR PLAT REFER TO SHEET 1/2.

**LEGEND**

- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- = P.K. NAIL FND.
- APN = AUDITOR'S PARCEL NUMBER

I.P.S. Set are 1 3/16" I.D. Iron pipe w/ cap inscribed EMHT INC

**DEDICATION OF HIGHWAY EASEMENT  
FOR YMCA PLACE  
0.996 acre tract**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being located in Quarter Township 2, Township 1, Range 16, United States Military Lands and being part of a tract as conveyed to the City of Gahanna by deed of record in Instrument Number 199907220186088 (all references refer to the records of the Recorder's Office, Franklin County, Ohio and described as follows:

Beginning, for reference, at a railroad spike found at the centerline intersection of Beecher Road and Columbus-Millersburg Road (Johnstown Road), (U.S. Route 62);

Thence with the centerline of said Johnstown Road, the following courses and distances:

North 36° 35' 59" East, a distance of 446.19 feet to a railroad spike found;

North 41° 25' 33" East, a distance of 254.68 feet to a railroad spike found;

North 48° 42' 39" East, a distance of 125.65 feet to a railroad spike found;

North 50° 05' 49" East, a distance of 66.29 feet to a railroad spike found;

North 50° 17' 59" East, a distance of 165.01 feet to a solid iron pin found;

North 50° 42' 58" East, a distance of 159.54 feet to a mag nail found said point also being the southeasterly property corner of a 0.401 acre tract conveyed to Virgie A. Evangelista, Trustee, O.R. 3794C08 and the Grantor's southwest property corner and also being the **True Point of Beginning** of the parcel herein described;

Thence along the Grantor's westerly line and the easterly line of the said 0.401 acre tract North 14° 28' 20" West a distance of 50.09 feet to an iron pipe and cap set, said point located 134.08 feet left of centerline Station 0+40.00 YMCA Place;

Thence with the westerly right of way line of said Johnstown Road, North 55° 27' 13" East, a distance of 67.81 feet to an iron pipe and cap set, said point located 66.27 feet left of centerline Station 0+40.00 YMCA Place;

Thence North 05° 49' 56" East a distance of 59.07 feet to an iron pipe and cap set, located 28.00 feet left of centerline Station 0+85.00 YMCA Place;

Thence North 34° 32' 47" West, a distance of 112.63 feet to an iron pipe and cap set, located 28.00 feet left of centerline Station 1+97.63 YMCA Place;

Thence on a curve to the right a distance of 239.49 feet with a radius of 330.00 feet and whose chord bears North 13° 45' 21" West a distance of 234.27 feet to an iron pin and cap set located 28.00 feet left of centerline Station 4+16.80 YMCA Place;

Thence North 07° 02' 05" East a distance of 112.95 feet to an iron pin and cap set on the Grantor's northerly property line and the southerly property line of a 0.418 acre parcel conveyed to City of Gahanna, Ohio, Instrument Number 200309290312133 and being 28.00 feet left of centerline Station 5+29.75 YMCA Place;

Thence South 87° 11' 07" East a distance of 28.08 feet along the grantor's northerly property line and the southerly property line of the said City of Gahanna Ohio, 0.418 acre tract and also to centerline Station 5+31.82 of YMCA Place;

Thence continuing along the Grantor's northerly property line and the said southerly line of the said City of Gahanna Ohio, South 87° 11' 07" East a distance of 32.09 feet to an iron pin and cap set, being 32.00 feet right of centerline Station 5+34.18 YMCA Place;

Thence South 07° 02' 05" West a distance of 117.38 feet to an iron pin and cap set located 32.00 feet right of centerline Station 4+16.80 YMCA Place;

Thence on a curve to the left a distance of 195.95 feet with a radius of 270.00 feet and whose cord bears South 13° 45' 21" East a distance of 191.67 feet to an iron pin and cap set located 32.00 feet right of centerline Station 1+97.63 YMCA Place;

Thence South 34° 32' 47" East a distance of 119.63 feet to an iron pin and cap set located 32.00 feet right of centerline Station 0+78.00 YMCA Place;

Thence South 77° 59' 57" East a distance of 52.35 feet to an iron pin and cap set located 68.00 feet right of centerline Station 0+40.00 YMCA Place;

Thence along the westerly right of way line for said Johnstown Road North 55° 27' 13" East a distance of 37.49 feet to an iron pin and cap set, located 105.49 feet right of centerline Station 0+40.00 YMCA Place;

Thence with the Grantor's easterly property line, South 08° 13' 50" East a distance of 66.53 feet to an iron pin and cap found, said point being the Grantor's southeasterly property corner;

Thence along the Grantor's southerly property line South 55° 40' 35" West a distance of 118.59 feet to an iron pin and cap found;

Thence North 85° 32' 45" West a distance of 30.47 feet to an iron pin found;

Thence with the Grantor's southerly property line and also the centerline of right of way for said Johnstown Road, South 50° 42' 58 45" West a distance of 85.30 feet to the **True Point of Beginning**, containing 0.996 acres more or less, 0.213 acre being out of Auditor's Parcel Number 025-012052 and 0.783 acre being out of Auditor's Parcel Number 025-012053.

The above described area is contained in deed of record Instrument Number 199907220186088 and contains 12.646 acres more or less.

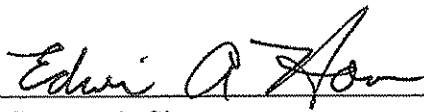
This description was prepared November 19, 2009 by Edwin A. Hower, Registered Surveyor Number 5941.

This description is based upon a field survey performed by EMH&T Inc. on May 1, 2002.

The basis of bearings in this description are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments 69 and 169, having a bearing of North 88° 02' 16" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Iron pin set, where indicated are thirteen-sixteenth (13/16) inch diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT Inc.

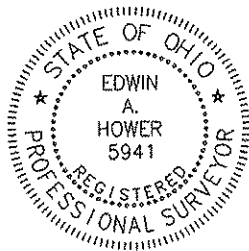
For plat showing this description, see Exhibit A.



Surveyor's Signature



Date



**UTILITY EASEMENT  
YMCA PLACE  
0.150 acre tract**

Situated in the State of Ohio, County of Franklin, City of Gahanna, being located in Quarter Township 2, Township 1, Range 16, United States Military Lands and being part of a tract as conveyed to the City of Gahanna by deed of record in Instrument Number 199907220186088 (all references refer to the records of the Recorder's Office, Franklin County, Ohio and described as follows:

Being a parcel of land lying on the right side of the centerline of survey and right of way of YMCA Place recorded in Book \_\_\_\_\_, Page \_\_\_\_\_.

Beginning for reference at a railroad spike set at the centerline of intersection of YMCA Place and Columbus-Millersburg Road (Johnstown Road) (U.S. Route 62), said point being centerline Station 0+00.00 YMCA Place and Rose Way;

Thence North 34° 32' 47" West, with the centerline of survey and right of way for said YMCA Place, a distance of 78.00 feet to a point located at centerline Station 0+78.00 YMCA Place;

Thence North 55° 27' 13" East, a distance of 32.00 feet to an iron pin and cap set, located 32.00 feet right of centerline Station 0+78.00 YMCA Place, and being the **True Point of Beginning** of the parcel herein described;

Thence North 34° 32' 47" West, a distance of 119.63 feet to an iron pin and cap set, located 32.00 feet right of centerline Station 1+97.63 YMCA Place;

Thence on a curve to the right a distance of 195.95 feet with a radius of 270.00 feet and whose chord bears North 13° 45' 21" West a distance of 191.67 feet to an iron pin and cap set located 32.00 feet right of centerline Station 4+16.80 YMCA Place;

Thence North 07° 02' 05" East a distance of 117.38 feet to an iron pin and cap set in the northerly grantor's property line located 32.00 feet right of centerline Station 5+35.29 YMCA Place;

Thence along the grantor's northerly property line South 87° 11' 07" East, a distance of 15.04 feet to a point located 47.00 feet right of centerline Station 5+35.29 YMCA Place;

Thence South 07° 02' 05" West a distance of 118.49 feet to a point located 47.00 right of centerline Station 4+16.80 YMCA Place;

Thence on a curve to the left a distance of 185.06 feet with a radius of 255.00 feet and whose chord bears South 13° 45' 21" East a distance of 181.03 feet to a point located 47.00 feet right of centerline Station 1+97.63 YMCA Place;

**EXHIBIT B**

Thence South 34° 32' 47" East a distance of 135.46 feet to an iron pin and cap set, located 47.00 feet right of centerline Station 0+62.17 YMCA Place;

Thence with the Grantor's southerly property line and also the centerline of right of way for said Johnstown Road, North 77° 59' 57" West a distance of 21.81 feet to the **True Point of Beginning**, containing 0.150 acre more or less, 0.052 acre being out of Auditor's Parcel Number 025-012052 and 0.098 acre being out of Auditor's Parcel Number 025-012053.

The above described area is contained in deed of record Instrument Number 199907220186088 and contains 12.646 acres, more or less.

This description was prepared and reviewed on November 19, 2009 by Edwin A. Hower, Registered Surveyor Number 5941.

This description is based upon a field survey performed by EMH&T Inc. on May 1, 2002.

The basis of bearings in this description are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings was from coordinates of monuments 69 and 169, having a bearing of North 88° 02' 16" East, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Iron pin set, where indicated are thirteen-sixteenth (13/16) inch diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT Inc.

For plat showing this description, see Exhibit A.

Edwin A. Hower  
Surveyor's Signature

12/15/2009  
Date

