

2015-540

EXHIBIT A

LPA RX 871 SH

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Ver. Date 03/24/15

PID 88528

**PARCEL 31-SH
SUM-C.H.15-5.65
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
COUNTY OF SUMMIT, SUMMIT 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 County Of Summit, Summit 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 State of Ohio, County of Summit, Township of Coventry, being a part of Original Lot 9, Tract 12, Town 1 North, Range 11 West, and also being on the left side of the centerline of right of way of S. Arlington Road (C.H. 15), as shown on a right-of-way plan sheet made in 2015, for the Summit County Engineer, titled "SUM-C.H.15-5.65" and bounded and described as follows:

COMMENCING at an iron pin in a monument box found at the intersection of Warner Road and S. Arlington Road being S. Arlington Road centerline of right of way Station 354+18.36;

1. Thence North 81 degrees 40 minutes 52 seconds West a distance of 30.29 feet, along said centerline of Warner Road to a point 30.00 feet left of S. Arlington Road centerline of right of way Station 354+22.55;
2. Thence South 00 degrees 21 minutes 48 seconds West a distance of 30.29 feet to the TRUE POINT OF BEGINNING at the intersection of the existing westerly right of way line of said S. Arlington Road with the existing southerly right of way line of said Warner Road being 30.00 feet right of S. Arlington Road centerline of right of way Station 353+92.26;
3. Thence South 00 degrees 21 minutes 48 seconds West a distance of 26.10 feet, along said existing westerly right of way line of S. Arlington Road to a ¾ inch diameter capped iron pin set, 30.00 feet left of Station 353+66.16;

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4. Thence northwesterly along a curve to the left having a radius of 30.00 feet through a central angle of 82 degrees 02 minutes 40 seconds for an arc length of 42.96 feet, said curve having a chord bearing North 40 degrees 39 minutes 32 seconds West for a distance of 39.38 feet, to a ¼ inch diameter capped iron pin set on the existing southerly right of way line of Warner Road 55.85 feet left of S. Arlington Road centerline of right of way Station 353+95.87;
5. Thence South 81 degrees 40 minutes 52 seconds East a distance of 26.10 feet, along said existing southerly right of way line of Warner Road to the TRUE POINT OF BEGINNING.

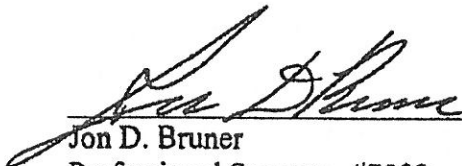
The above described area contains a gross area of 0.003 acres more or less in Summit County Auditor's Permanent Parcel Number 22-00029.

This description was prepared by Jon D. Bruner, Professional Surveyor Number 7098 of The Mannik & Smith Group, on March 12, 2015.

This description is based on a survey made in 2014 by The Mannik & Smith Group, Inc. under the direction and supervision of Jon D. Bruner, Professional Surveyor Number 7098.

Grantor claims title by Reception Number 55032839, Summit County Recorder's office.

The basis of bearings are relative to grid north of the Ohio State Plane Coordinates, North Zone (3401), NAD 83 (2011 Adjustment) Datum, as established by G.P.S. observations in 2014. Stations referred to herein are centerline of Right of Way of existing S. Arlington Road (C.H. 15), as shown on Right of Way Plan SUM-C.H.15-5.65.


 Jon D. Bruner
 Professional Surveyor #7098
 The Mannik and Smith Group, Inc.
 1800 Indian Wood Circle
 Maumee, Ohio 43537

7-9-15
 Date

