

EXHIBIT A

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Ver. Date 3-24-2022

PID 105732

**PARCEL 4-WD
FRA-C.R.96-1.71 (CASSADY AVE.)
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

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, City of Columbus, Franklin County, Section 1, Township 5, Range 22, Refugee Lands and Quarter Township 3, Township 1, Range 17, U.S. Military Lands and being part of a 5.00 acre and 29.32 acre tract conveyed to Columbus Cassady, LLC, A Delaware Limited Liability Company, in Instrument 201902060014595 and 202111300216612 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline of proposed right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at an iron pin set at the southeast corner of Lot 111 of Amended Plat of Bexley Heights as recorded in Plat Book 18, page 31; Thence, along the easterly existing right of way for Cassady Avenue South 04 degrees 47 minutes 52 seconds West 26.36 feet to a point on the northerly line of the property conveyed by ½ interest The Columbus & Ohio River Company Railroad, an Ohio Corporation in Instrument 200601090004340, ½ interest Ohio Rail Development Commission, an Independent Agency of the State of Ohio in Instrument 201204190054429; Thence along the north line of said Railroad property, North 85 degrees 16 minutes 22 seconds East 40.56 feet to a point at the southwest corner of a 0.136 acre tract conveyed to Thomas D. Cassady by deed book 270, page 561 and on the centerline of Cassady Avenue, said point being 0.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 11+27.40; Thence, along the Cassady west line and the centerline of Cassady Avenue, North 04 degrees 47 minutes 52 seconds East, 200.00 feet to a point on the grantor's west line, said point being 0.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 13+27.40 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

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- 1) **Thence**, along the grantor's west line, **North 04 degrees 47 minutes 52 seconds East, 446.14 feet** to a point on the north line of Section 1 and the south line of Quarter Township 3 and the south line of a tract conveyed to George J. Cassady, James V. Cassady, Patrick H. Cassady, Thomas S.D. Cassady & Mary D. Shannon as recorded in Deed Book 547, Page 440, said point being 11.11 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 17+72.93;
- 2) **Thence**, along the north line of Section 1 and the south line of Quarter Township 3, and the south line of said tract recorded in Deed Book 547, Page 440, **South 86 degrees 20 minutes 36 seconds East, 29.26 feet** to a point at the southeast corner of said tract and on the grantor's west line, said point being 17.95 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 17+76.29;
- 3) **Thence**, along the grantor's west line and the east line of said tract recorded in Deed Book 547, Page 440, **North 09 degrees 35 minutes 04 seconds East, 256.61 feet** to a point at the grantor's northeast corner and on the south line of Blaw-Knox Alley, a 15.00 feet alley dedicated to the city of Columbus in deed volume 1287, page 281, said point being 14.96 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 20+32.88;
- 4) **Thence**, along the grantor's north line and the south line of said alley, **South 87 degrees 19 minutes 52 seconds East, 20.22 feet** to an iron pin set, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 20+35.55;
- 5) **Thence**, across the grantor's tract, **South 10 degrees 15 minutes 09 seconds West, 321.80 feet** to an iron pin set, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 17+13.75;
- 6) **Thence**, across the grantor's tract, **North 79 degrees 44 minutes 51 seconds West, 3.00 feet** to an iron pin set, said pin being 32.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 17+13.75;
- 7) **Thence**, across the grantor's tract, **South 09 degrees 54 minutes 33 seconds West, 14.00 feet** to an iron pin set, said pin being 32.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 16+99.36;
- 8) **Thence**, across the grantor's tract, **South 80 degrees 26 minutes 02 seconds East, 3.00 feet** to an iron pin set, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 16+99.36;

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- 9) **Thence**, across the grantor's tract with a curve to the left having a radius of 1165.00, a central angle of 04 degrees 46 minutes 06 seconds, an arc length of 96.95 feet and a chord that bears, **South 07 degrees 10 minutes 54 seconds West, 96.93 feet** to an iron pin set, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassidy Avenue at station 15+99.50;

- 10) **Thence**, across the grantor's tract, **South 04 degrees 47 minutes 52 seconds West, 466.22 feet** to an iron pin set on the grantor's south line and the north line of said railroad, said point being 35.00 feet right of the centerline of proposed right of way and construction for Cassidy Avenue at station 11+33.28;

- 11) **Thence**, along the grantor's south line, **South 85 degrees 16 minutes 22 seconds West, 5.07 feet** to a point at the grantor's southwest corner and the southeast corner of said 0.136 acre Cassidy tract, said point being 30.00 feet right of the centerline of proposed right of way and construction for Cassidy Avenue at station 11+32.44;

- 12) **Thence**, along the grantor's west line, and the east line of said 0.136 acre Cassidy tract, **North 04 degrees 47 minutes 52 seconds East, 195.56 feet** to a point at the northeast corner of said 0.136 acre Cassidy tract, said point being 30.00 feet right of the centerline of proposed right of way and construction for Cassidy Avenue at station 13+28.00;

- 13) **Thence**, along the grantor's west line and the north line of said 0.136 acre Cassidy tract, **North 86 degrees 20 minutes 36 seconds West, 30.01 feet** to the **TRUE POINT OF BEGINNING**, containing 0.506 acres.

The parcel of land described contains, 0.506 acres, more or less of which 0.047 acres is located in Franklin County Auditor's Parcel Number 010-040613-00, and 0.459 acres is located in Franklin County Auditor's Parcel Number 010-002845-00 including the present road occupies 0.205 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".

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

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Grantor claim title by Instrument 201902060014595 and 202111300216612, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

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

Date