

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 7-26-2022

PID 105732

**PARCEL 13-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, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of a tract conveyed to Edward J. Herrmann, Bishop of the Roman Catholic Diocese of Columbus, in Deed Book 3377, page 404. The below described parcel laying on the left 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 southwest corner of said Lot 4 being on the easterly existing right of way for Dawson Ave. (50' R/W), and on the north existing standard highway easement for East Fifth Avenue, being the north line of a tract of land conveyed to George J. Cassady, James V. Cassady, Patrick H. Cassady, Tomas S.D. Cassady and Mary D. Shannon, as recorded in Deed Book 547, Page 440, said pin being 29.75 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 200+92.03; Thence, along the south line of Lot 4, the northerly existing standard highway easement for Cassady Ave., and the north line of said Cassady's tract, South 85 degrees 18 minutes 14 seconds East, 40.12 feet to a point at the southwest corner of said Lot 5, said point being 28.94 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 201+32.15; Thence, along the south line of Lot 5, the northerly existing standard highway easement for Cassady Ave., and the north line of said Cassady's tract, South 85 degrees 18 minutes 14 seconds East, 29.07 feet to a point where a tract was conveyed to the City of Columbus, Ohio in Instrument 200206170148941 said point being 28.36 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 201+61.20; Thence along the City of Columbus, Ohio tract and the northerly existing right of way for Cassady Ave., and across lots 5 and 6, South 86 degrees 28 minutes 46 seconds East 29.25 feet to a point said point being 28.38 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 201+90.45; Thence along the City of

EXHIBIT A

LPA RX 851 WD

Columbus, Ohio tract and the northerly existing right of way for Cassady Ave., and across lot 6, South 86 degrees 16 minutes 19 seconds East 21.30 feet to a point on the common line between lots 6 and 7, where a tract was conveyed to the City of Columbus, Ohio in Instrument 200209160229167, said point being 28.31 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 202+11.75; Thence along the City of Columbus, Ohio tract and the northerly existing right of way for Cassady Ave., and across lot 7, South 86 degrees 16 minutes 09 seconds East 32.05 feet to a point, said point being 28.21 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 202+43.81; Thence along the City of Columbus tract and the northerly existing right of way for Cassady Ave., and across lot 7, South 85 degrees 18 minutes 14 seconds East 7.86 feet to a point on the common line between lots 7 and 8, and the northwest corner of a tract conveyed to the City of Columbus, Ohio in Instrument 200212190326181, said point being 28.06 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 202+51.67, Thence along the City of Columbus, Ohio tract and the northerly existing right of way for Cassady Ave., and across lot 8, South 85 degrees 18 minutes 14 seconds East 37.44 feet to a point on the east line of lot 8, and the northwest corner of a tract conveyed to the City of Columbus, Ohio in Instrument 200209240238289, said point being 27.79 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 202+88.52 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's west line, and the east line of lot 8, **North 09 degrees 43 minutes 01 seconds East, 3.73 feet** to an iron pin set, said pin being 31.50 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 202+88.84;
- 2) **Thence**, across the grantor's tract, **South 85 degrees 14 minutes 34 seconds East, 98.69 feet** to an iron pin set, said pin being 31.50 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 203+87.53 and being 99.15 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 22+23.88;
- 3) **Thence**, across the grantor's tract, **North 58 degrees 29 minutes 28 seconds East, 69.20 feet** to an iron pin set on the westerly existing Standard Highway Easement for Cassady Avenue, being the West line of a tract of land conveyed to Thomas D. Cassady, as recorded in Deed Book 93, Page 268, said pin being 47.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 22+69.36 and being 72.43 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 204+43.32;
- 4) **Thence**, along the grantor's east line, said west line of the Cassady's Tract, and the westerly existing Standard Highway Easement for Cassady Avenue, **South 09 degrees 35 minutes 04 seconds West, 38.15 feet** to a point on the westerly existing right of way for Cassady Avenue and the northeast corner of a tract conveyed to the City of Columbus, Ohio in Deed Book 3691, page 250, said pin being 47.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 22+31.22 and being 34.42 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 204+40.11;

EXHIBIT A

LPA RX 851 WD

- 5) **Thence**, along the grantor's south line and the north line of said City of Columbus, Ohio tract conveyed in Deed Book 3691, page 250 being the northerly existing right of way for 5th Avenue, **South 52 degrees 08 minutes 25 seconds West, 9.57 feet** to a point on the north line of the tract conveyed to the City of Columbus, Ohio in Instrument 200209240238289, said point being 27.94 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 204+33.07 and being 53.47 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 22+24.17;

- 6) **Thence**, along the grantor's south line and the City of Columbus, Ohio tract conveyed in Instrument 200209240238289 being the northerly existing right of way for 5th Avenue, **North 85 degrees 18 minutes 14 seconds West, 144.55 feet** to the **TRUE POINT OF BEGINNING**, containing 0.037 acres.

The parcel of land described contains, 0.037 acres, more or less of which 0.006 acres in Franklin County Auditor's Parcel Number 010-075395-00, 0.031 acres in Franklin County Auditor's Parcel Number 010-075396-00 including the present road occupies 0.000 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.

Grantor claims title by Deed Book 3377, page 404, 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