

EXHIBIT A

LPA RX 851 WD

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Ver. Date 7-27-2022

PID 105732

**PARCEL 16-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 Lots 531 and 532 in the C.E. Morris Trustee, ETAL., East Columbus Addition recorded in Plat Book 5, page 364-366 and conveyed to Seneca Properties, LLC., in Instrument 201511240165886 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the proposed centerline of 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 northwest corner of Lot 537 in said C.E. Morris Trustee, ETAL., East Columbus Addition, being on the southerly existing right of way for E. 7th Ave. (50' R/W) and the easterly existing right of way for Cassady Ave., said point being 30.05 feet right of the proposed right of way and construction for Cassady Avenue at station 27+93.63; Thence, along the west line of Lots 531 through 537 and the easterly existing right of way for Cassady Ave., South 09 degrees 35 minutes 04 seconds West, 257.04 feet to a point at the southwest corner of said Lot 531 being the grantor's southwest corner and being on the easterly existing right of way for Cassady Avenue and the northerly existing right of way for E. 6th Ave (50' R/W), said point being 13.06 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 25+36.93, and 25.00 feet right of the proposed centerline of 6th Avenue at station 10+16.10 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

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- 1) **Thence**, along the west line of said Lots 531, 532, and the easterly existing right of way for Cassady Avenue, **North 09 degrees 35 minutes 04 seconds East, 82.56 feet** to a point at the northwest corner of said Lot 532 and the southwest corner of Lot 533 a tract conveyed to the City of Columbus, Ohio in Deed Book 1249, Page 506, said point being 16.76 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 26+18.40;
- 2) **Thence**, along the north line of said Lot 532 and the south line of said Lot 533, **South 80 degrees 03 minutes 09 seconds East, 18.32 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 26+16.88;
- 3) **Thence**, across said Lots 532 and 531 with a curve to the right having a radius of 1215.00 feet, a central angle of 03 degrees 15 minutes 52 seconds, an arc length of 69.23, and a chord that bears, **South 06 degrees 45 minutes 29 seconds West, 69.22 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 25+49.65;
- 4) **Thence**, across said Lot 531, **South 39 degrees 12 minutes 48 seconds East, 14.28 feet** to an iron pin set on the south line of said Lot 531 being on the northerly existing right of way for E. 6th Avenue, said pin being 45.59 feet left of the proposed centerline of Cassady Avenue at station 25+40.38, and 25.00 feet right of the proposed centerline of 6th Avenue at station 10+48.82;
- 5) **Thence**, along the south line of said Lot 531 and the northerly existing right of way for 6th Avenue, **North 87 degrees 16 minutes 14 seconds West, 32.72 feet** to the **TRUE POINT OF BEGINNING**, containing 0.040 acres.

The parcel of land described contains, 0.040 acres, more or less of which 0.016 acres in Franklin County Auditor's Parcel Number 010-066388-00, and 0.024 acres in Franklin County Auditor's Parcel Number 010-071265-00 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.

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Grantor claim title by Instrument 201511240165886 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