

EXHIBIT A

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Ver. Date 7-26-2022

PID 105732

**PARCEL 21-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 33 and 34 in the North Bexley View No. 3 as recorded in Plat Book 17, Page 58 and a 4.52 acre tract conveyed to CCC Columbus, LLC., a Delaware Limited Liability Company in Instrument 200402190036045 in the Franklin County Recorder's Office. The below described parcel laying on the left and 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 a ¾ inch iron pipe found at the southeast corner of said Lot 36 being on the northerly existing right of way for E. 6th. Ave. (50' R/W), said point being 38.50 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 26+77.13, and 24.95 feet left of the centerline of proposed right of way and construction for E. 6th Avenue at station 9+61.50; Thence, along the east line of Lots 36, 35, 34, and 33, the City of Columbus, Ohio Right of Way Drop in Instrument Number 202110010177244, and the westerly existing standard highway easement for Cassady Avenue, being the west line of a tract of land conveyed to George J. Cassady, James V. Cassady, Thomas S.D. Cassady and Mary D. Shannon, as conveyed in Deed Book 547, Page 440, North 09 degrees 35 minutes 04 seconds East, 164.51 feet to a point at the southeast corner of Lot 33, and on the north line of said tract conveyed in Deed Book 547, Page 440, said point being 29.13 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 28+38.75; Thence, along the north line of said tract conveyed in Deed Book 547, Page 440, the east line of the City of Columbus, Ohio Right of Way Drop in Instrument Number 202110010177244, South 86 degrees 29 minutes 21 seconds East, 10.07 feet to a point on the westerly existing standard highway easement for Cassady Avenue, said point being 19.12 feet left of the centerline of proposed

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right of way and construction for Cassady Avenue at station 28+39.80 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along east line of the City of Columbus, Ohio Right of Way Drop in Instrument Number 202110010177244, and the westerly existing standard highway easement for Cassady Avenue, **North 09 degrees 18 minutes 27 seconds East, 33.50 feet** to a point at the northeast corner of said City of Columbus Right of Way Drop, said point being 19.23 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 28+73.31;
- 2) **Thence**, along north line of said City of Columbus, Ohio Right of Way Drop, **North 86 degrees 29 minutes 45 seconds West, 17.86 feet** to an iron pin set, said pin being 37.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 28+71.44;
- 3) **Thence**, across the grantor's tract, **North 09 degrees 30 minutes 21 seconds East, 26.47 feet** to an iron pin set on the grantor's parcel line, said point being 37.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 28+97.91;
- 4) **Thence**, across the grantor's parcel line, **South 86 degrees 45 minutes 41 seconds East, 66.79 feet** to a point on the grantor's northeast corner being on the north line of a tract conveyed to MV & AP, LLC an Ohio Limited Liability Company in Instrument 201410100135024 and Instrument 201410100135023, said point being 29.39 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 29+05.20;
- 5) **Thence**, along the grantor's east line and the west line of said MV & AP tract, **South 08 degrees 36 minutes 44 seconds West, 60.22 feet** to a point at the grantor's southeast corner, said point being 30.32 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 28+44.99;
- 6) **Thence**, along the grantor's south line, **North 86 degrees 29 minutes 21 seconds West, 49.72 feet** to the **TRUE POINT OF BEGINNING**, containing 0.079 acres.

The parcel of land described contains, 0.079 acres, more or less in Franklin County Auditor's Parcel Number 010-126708-00 including the present road occupies 0.055 acres, more or less.

All iron 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 claim title by Instrument 200402190036045, as recorded in the Franklin County Recorder's Office.

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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