

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 5-3-2022

PID

**PARCEL 12-WD
2019 ADA RAMP PROJECT**

**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 3, Township 1, Range 18, U.S. Military Lands and being parts of Lot 58, of Indianola Park View Addition No. 3 as recorded in Plat Book 9, page 13 and conveyed to SGNM Properties, LLC an Ohio Limited Liability Company in Instrument 202109230170205 in the Franklin County Recorder's Office. The below described parcel laying on the left side of Arcadia Avenue, and being more particularly described as follows:

COMMENCING at an 8 inch mag nail set at the grantor's southeast corner being the southeast corner of said Lot 58, and being on the north existing Right of Way line of Arcadia Avenue (60' R/W) originally dedicated as Mock Road (Ord. No. 25534) and the west existing Right of Way of a 16.5 foot alley commonly known as Mute Alley, said point being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along said north existing Right of Way line of said Arcadia Avenue, being the south line of Lot 58, **North 86 degrees 40 minutes 19 seconds West, 21.19 feet** to a 8" Mag Nail set;
- 2) **Thence**, across the grantor's tract, **North 03 degrees 13 minutes 50 seconds East, 2.00 feet** to an iron pin set;
- 3) **Thence**, across the grantor's tract, **South 86 degrees 40 minutes 19 seconds East, 21.20 feet** to an iron pin set on the west existing Right of Way for Mute Alley, being the east line of Lot 58;

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- 4) **Thence**, along the west existing Right of Way for Mute Alley, being the east line of Lot 58, **South 03 degrees 19 minutes 41 seconds West, 2.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.001 acres.

The parcel of land described contains, 0.001 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-021404-00, 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, June, 2021.

Grantor claim title by Instrument 202109230170205, as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2021 and being a bearing of North 86 degrees 40 minutes 19 seconds West of the north existing Right of Way line of Arcadia Avenue as shown in the 2019 ADA Ramp Project Right of Way plan set on file with the City of Columbus.

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

Date