

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 7-26-2022

PID 105732

**PARCEL 12-WD1
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 480 and 481 in the C.E. Morris Trustee, ETAL., East Columbus Addition recorded in Plat Book 5, page 364-366 and conveyed to Mulu Robso fka Mulu Kedir in Instrument 202204220062522 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 northeast corner of Lot 477 in said C.E. Morris Trustee, ETAL., East Columbus Addition, and the south line of a 15 foot alley, said point being 147.91 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 206+77.33; Thence along the south line of said alley and the north line of Lots 477, 478, 479, and 480, North 87 degrees 16 minutes 14 seconds West, 141.73 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 23+53.37 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across said Lot 481, **South 09 degrees 35 minutes 04 seconds West, 13.68 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 23+39.69;
- 2) **Thence**, across said Lot 481, **South 00 degrees 43 minutes 14 seconds East, 59.71 feet** to an iron pin set, said pin being 45.68 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 22+80.94 and 74.19 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 205+39.03;

EXHIBIT A

LPA RX 851 WD

- 3) **Thence**, across said Lots 481 and 480, **South 25 degrees 33 minutes 16 seconds East, 34.28 feet** to an iron pin set, said pin being 44.06 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 205+55.38 and 65.41 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 22+52.91;
- 4) **Thence**, across said Lot 480, **South 53 degrees 15 minutes 27 seconds East, 27.73 feet** to an iron pin set on the common line between lots 479 and 480, at the grantor's southeast corner and the northeast corner of a tract conveyed to the City of Columbus in 200209300242609, being 28.64 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 205+78.42;
- 5) **Thence**, along the grantor's south line and the north line of said City of Columbus Tract and across lots 480 and 481, **North 87 degrees 17 minutes 04 seconds West, 63.94 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 205+14.49 and 26.60 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 22+32.61;
- 6) **Thence**, along the grantor's south line and the north line of said City of Columbus tract and across lot 481, **North 47 degrees 21 minutes 23 seconds West, 16.23 feet** to a point on the easterly existing right of way for Cassady Avenue and the west line of said Lot 481, said point being 13.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 22+41.46 and 38.75 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 205+02.00;
- 7) **Thence**, along the west line of lot 481, and the easterly existing right of way for Cassady Avenue, **North 09 degrees 35 minutes 04 seconds East, 109.27 feet** to a point at the northwest corner of said Lot 481 and being on the south line of a 15.00 foot alley, said point being 13.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 23+50.73;
- 8) **Thence**, along the grantor's north line and the south line of said 15.00 foot alley, **South 87 degrees 16 minutes 14 seconds East, 22.16 feet** to the **TRUE POINT OF BEGINNING**, containing 0.096 acres.

The parcel of land described contains, 0.096 acres, more or less of which 0.087 acres in Franklin County Auditor's Parcel Number 010-067424-00, 0.009 acres in Franklin County Auditor's Parcel Number 010-067080-00, including the present road occupies 0.000 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".

EXHIBIT A

Page 3 of 3

Rev. 06/09

LPA RX 851 WD

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 202204220062522, 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