

April 6, 2023

EXHIBIT "A"

**LEGAL DESCRIPTION
0.055 ACRE TRACT**

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of an 18.85' wide alley located between Payne Avenue and Kenton Avenue in C.D. James Addition, of record in Plat Book 5, Page 385, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at an iron pipe found at the northwest corner of Lot 9 of said C.D. James Addition, on the southerly right-of-way line of Payne Avenue (50' wide) and on the easterly right-of-way line of an 18 feet wide alley; thence South 2°48'04" West, along the west line of said Lot 9 and easterly right-of-way line of said 18 feet wide alley, a distance of 127.28 feet to a railroad spike found at the southwest corner of said Lot 9 and on the northerly right-of-way line of said 18.85 feet wide alley, said railroad spike being the **TRUE POINT OF BEGINNING** of the tract herein described.

Thence **South 87°07'11" East**, along the northerly line of said 18.85 feet wide alley and the southerly line of Lots 9, 10, 11, and 12, a distance of **127.44 feet** to a 3/4" inside diameter iron pipe 1" deep with cap "6579" found at the southeast corner of said Lot 12 and the southwest corner of Lot 13;

Thence **South 3°05'39" West**, crossing through said 18.85 feet wide alley and along a new division line, a distance of **18.85 feet** to a 3/4" iron pipe 6" deep with cap "6065" found on the southerly line of said 18.85 feet wide alley and at the northeast corner of Lot 57 and the northwest corner of Lot 56 of said C.D. James Addition;

Thence **North 87°07'11" West**, along the southerly right-of-way line of said 18.85 feet wide alley and the northerly line of Lots 57, 58, 59, and 60, a distance of **127.35 feet** to a point at the northwest corner of said Lot 60 and on the easterly right of way line of said 18 feet wide alley, being referenced by a bent 3/4" iron pipe 6" deep found south 0.30 feet and west 0.33 feet;

Thence **North 2°48'04" East**, crossing through said 18.85 feet wide alley and along a new division line, a distance of **18.85 feet**, to the TRUE POINT OF BEGINNING, containing 0.055 acres, more or less.

Bearings herein are referenced to the southerly right-of-way line of Payne Avenue being South 87°03'11" East per an Ohio RTN survey (SPCS grid, Ohio South Zone, NAD83, 2011 adjustment, US Survey Feet).

This description was prepared by Westerville Land Surveying, LLC, and based on an actual field survey performed in May 2019.

by _____
Timothy P. Stadt
Registered Surveyor No. 8723