

EXHIBIT A

Page 1 of 3

Rev. 01/21

LPA RX 851 WD

Ver. Date 01/24/2022

PID 114254

**PARCEL 26-WD
FRA-161-13.03
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, OHIO, A MUNICIPAL CORPORATION**

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, County of Franklin, City of Columbus, lying in Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, and being part of 0.754 acre tract conveyed to BL&G Limited Liability Company, an Ohio limited liability company (hereinafter referred to as "Grantor") by deed of record in Instrument Number 200311070357868 (Franklin County Parcel Number 010-143760-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the intersection of the centerline right-of-way of East Dublin Granville Road (SR 161) (FRA-161-11.57) (width varies), centerline station 690+25.39 and center line of right-of-way of Parkville Street as dedicated in Plat Book 41, Page 51, (width varies), centerline station 131+46.60, being referenced by a found iron pin in concrete at East Dublin Granville Road (SR 161) centerline station 695+00.18, which bears South 75° 19' 01" East a distance of 474.79 feet;

Thence the following two (2) courses and distances along the centerline of right-of-way of Parkville Street;

1. South 14° 44' 33" West a distance of 266.99 feet to a 1 inch steel rod set at centerline station 128+79.61;

EXHIBIT A

Page 2 of 3

Rev. 01/21

LPA RX 851 WD

2. Along a curve to the left with a radius of 840.08 feet, a delta angle of $11^{\circ} 00' 03''$, an arc length of 161.29 feet, a chord bearing of South $09^{\circ} 14' 30''$ West and with chord distance of 161.05 feet to a point at centerline station 127+18.31;

Thence North $86^{\circ} 15' 30''$ West a distance of 30.00 feet leaving the centerline and crossing Parkville Street to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", on a curve and being on the westerly right-of-way line of Parkville Street, at the southeast corner said 0.754 acre tract and the northeast corner of a 5.397 acre tract conveyed to Trinity Square Property Group, LLC, an Ohio limited liability company by deed of record in Instrument Number 200910300157101, 30.00 feet left of centerline station 127+18.31, and the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence the following three (3) courses and distances across the 0.754 acre tract;

1. North $10^{\circ} 37' 19''$ West a distance of 34.92 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", 39.31 feet left of centerline station 127+50.64;
2. a curve to the right with a radius of 56.00 feet, a delta angle of $45^{\circ} 58' 34''$, an arc length of 44.94 feet, a chord bearing North $12^{\circ} 44' 45''$ East and with a chord distance of 43.74 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." 35.21 feet left of centerline station 127+92.34;
3. a curve to the left with a radius of 97.92 feet, a delta angle of $08^{\circ} 01' 29''$, an arc length of 13.71 feet, a chord bearing North $31^{\circ} 34' 06''$ East and with a chord distance of 13.70 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." on a curve and being on the westerly right-of-way line of Parkville Street, 30.00 feet left of centerline station 128+04.54;

Thence along a curve to the left with a radius of 870.00, a delta angle $05^{\circ} 52' 54''$, an arc length of 89.31 feet, a chord bearing South $06^{\circ} 40' 54''$ West and with a chord distance of 89.27 feet along the westerly right-of-way line of Parkville Street to the **TRUE POINT OF BEGINNING**, containing 0.014 acres, more or less, being subject to all easements, restrictions, and rights-of-way record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in May 2019 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment


EXHIBIT A

LPA RX 851 WD

(NAD83(2007)), with the bearing of East Dublin Granville Road (SR 161) being South 75° 19' 01" East.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

All station and offsets referenced in this description are from the right-of-way centerline of Parkville Street as described in the plan known as "IMPROVEMENTS OF SR 161 PHASE 1 / PART 2 SPRING RUN DRIVE / PARKVILLE STREET" on file with the Ohio Department of Transportation and the City of Columbus.


Robert J. Sands,
Professional Surveyor No. 8053



02/10/22
Date

*Split
0.014 acre
out of
(010)
143760*

