

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 06/15/21

PID 110436

**PARCEL 5-WD  
FRA-161-12.04  
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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 4 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, Quarter Township 4, Township 2, Range 18, United States Military Lands, being 0.009 acres out of a 0.180 acre tract described in a deed to Caspian Properties, LTD, an Ohio limited liability company of record in Instrument Number 201306240106304 and also being part of Lot 146 as shown and delineated upon the plat "Karl Meadows", a subdivision of record in Plat Book 33, Pages 102 & 103, and being more particularly described as follows:

Being a parcel of land lying left of the Centerline of Right of Way of FRA-161-12.04 made by IBI Group for the City of Columbus as recorded in Plat Book 130, Page 77 in the records of Franklin County, and being located within the following described boundary points in the boundary thereof:

**BEGINNING FOR REFERENCE** at monument box found with a 1" rebar located at the centerline intersection of State Route 161 and Karl Road, said box being at Station 636+70.91 in the centerline of right-of-way of State Route 161 and at Station 163+71.00 in the centerline of right-of-way of Karl Road; thence North 03°25'04" East, a distance of 303.58 feet along the centerline of right-of-way of Karl Road to a point, said point being at Station 166+74.58; thence with the arc of a curve to the left, having a radius of 700.00 feet, a central angle of 11°35'11", an arc length of 141.56 feet, a chord bearing of North 02°22'32" West, a chord distance of 141.32 feet along the centerline of right-of-way of Karl Road to a point, said point being at Station 168+16.14; thence South 81°49'53" West, a distance of 40.00 feet to a pipe found at the southeast corner of said 0.180 acre tract, being on the west right-of way line of Karl Road and

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the south line of a 0.507 acre tract described in a deed to Stanin Capital I, LLC, an Ohio Limited Liability Company of record in Instrument Number 201304090058014, located at an offset from the existing Karl Road of 40.00 feet Left from Station 168+16.14; said pipe found also being the **TRUE POINT OF BEGINNING**;

Thence North  $86^{\circ}30'30''$  West, a distance of 13.62 feet along the south line of said 0.180 acre tract and the north line of said 0.507 acre tract, to an Iron Pin Set at an offset from the existing Karl Road of 53.33 feet Left from Station 168+19.12;

Thence with the arc of a curve to the right having a radius of 57.50 feet, a central angle of  $21^{\circ}16'37''$ , an arc length of 21.35 feet, a chord bearing of North  $00^{\circ}31'18''$  East, a chord distance of 21.23 feet crossing said 0.180 acre tract, to an Iron Pin Set at a point of reverse curvature at an offset from the existing Karl Road of 49.70 feet Left from Station 168+41.70;

Thence with the arc of a curve to the left having a radius of 193.00 feet, a central angle of  $09^{\circ}16'58''$ , an arc length of 31.27 feet, a chord bearing of North  $06^{\circ}31'08''$  East, a chord distance of 31.23 feet crossing said 0.180 acre tract to the east line of said 0.180 acre tract and the west right-of-way line of said Karl Road, to an Iron Pin Set at an offset from the existing Karl Road of 40.00 feet Left from Station 168+73.43;

Thence with the arc of a curve to the right having a radius of 660.02 feet, a central angle of  $04^{\circ}41'20''$ , an arc length of 54.01 feet, a chord bearing of South  $10^{\circ}30'47''$  East, a chord distance of 54.00 feet along the east line of said 0.180 acre tract and the west right-of-way line of said Karl Road, to the **TRUE POINT OF BEGINNING**, containing 0.009 acre of land more or less out of Franklin County Auditor's Parcel Number 010-130349-00, 0.000 acres of which lie within the present right of way of Karl Road.

**Basis of Bearing:** Bearings are based on data acquired by GPS observations as per NAD 83 (2011) – Ohio State Plane Coordinate System – South Zone, which sets the centerline of State Route 161 as South  $86^{\circ}30'56''$  East. State Route 161 and Karl Road centerline Stationing was established from State of Ohio Department of Transportation right-of-way plan FRA-161-11.57 as established for this project.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

The above description is based on and referenced to State of Ohio Department of Transportation right-of-way plan FRA-161-12.04 prepared by IBI Group attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Franklin County, Ohio.

