

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 6-16-2025

PID 116785

**PARCEL 2-WD4
IMPROVEMENTS TO BIG WALNUT TRAIL
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, 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 2N, Range 17W, U.S. Military District and being part of a 13.871 acre tract conveyed to Tanager Woods Owners Association in Deed Book 3404, page 665 as platted with Sunbury Heights P.U.D. District 1 in Plat book 46, page 77 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline right of way for Sugarbush Boulevard (60.00 feet wide) and recorded in Plat Book 46, Page 77, and being more particularly described as follows:

COMMENCING at a ¾" iron pipe found in good condition at a 20.00 foot radius return on the southerly existing right of way for said Sugarbush Boulevard and the easterly existing right of way for Smoky Place (50.00 feet wide) and recorded in Plat Book 46, Page 77, said pin being 30.00 feet right of the centerline of said Sugarbush Boulevard at station 12+33.96 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the southerly existing right of way for said Sugarbush Boulevard, **South 86 degrees 19 minutes 30 seconds East 135.01 feet** to an iron pin set at a point of curvature on the southerly existing right of way for said Sugarbush Boulevard, said pin being 30.00 feet right of the centerline of said Sugarbush Boulevard at station 13+68.97;

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

- 2) **Thence**, with the southerly existing right of way for said Sugarbush Boulevard with a curve to the right having a radius of 375.96 feet, a central angle of 34 degrees 58 minutes 26 seconds, an arc length of 229.49 feet and a chord that bears **South 68 degrees 50 minutes 17 seconds East 225.94 feet** to an iron pin set, said pin being 30.00 feet right of the centerline of said Sugarbush Boulevard at station 16+16.77;
- 3) **Thence**, with the 20.00 radius return for the southerly existing right of way for said Sugarbush Boulevard with a curve to the right having a radius of 20.00 feet, a central angle of 80 degrees 02 minutes 09 seconds, an arc length of 27.94 feet and a chord that bears **South 11 degrees 19 minutes 59 seconds East 25.72 feet** to an iron pin set, said pin being 46.00 feet right of the centerline of said Sugarbush Boulevard at station 16+39.00;
- 4) **Thence**, across the said 13.871 acre tract with a curve to the left having a radius of 359.96 feet, a central angle of 41 degrees 07 minutes 56 seconds, an arc length of 258.41 feet and a chord that bears **North 68 degrees 46 minutes 49 seconds West 252.90 feet** to an iron pin set, said pin being 46.50 feet right of the centerline of said Sugarbush Boulevard at station 13+50.00;
- 5) **Thence**, across the said 13.871 acre tract, **South 03 degrees 40 minutes 30 seconds West 18.50 feet** to an iron pin set, said pin being 65.00 feet right of the centerline of said Sugarbush Boulevard at station 13+50.00;
- 6) **Thence**, across the said 13.871 acre tract, **North 86 degrees 19 minutes 30 seconds West 136.08 feet** to an iron pin set on the easterly existing right of way for said Smoky Place, said pin being 65.00 feet right of the centerline of said Sugarbush Boulevard at station 12+13.92;
- 7) **Thence**, along the easterly existing right of way for said Smoky Place with a curve to the left having a radius of 679.19 feet, a central angle of 01 degrees 15 minutes 55 seconds, an arc length of 15.00 feet and a chord that bears, **North 03 degrees 53 minutes 10 seconds East 15.00 feet** to an iron pin set at a 20.00 foot radius return for the easterly existing right of way for said Smoky Place and the southerly existing right of way for said Sugarbush Boulevard, said pin being 49.98 feet right of the centerline of said Sugarbush Boulevard at station 12+13.96;
- 8) **Thence**, with the 20.00 radius return for the southerly existing right of way for said Sugarbush Boulevard with a curve to the right having a radius of 20.00 feet, a central angle of 89 degrees 56 minutes 12 seconds, an arc length of 31.39 feet and a chord that bears **North 48 degrees 42 minutes 24 seconds East 28.27 feet** to the **TRUE POINT OF BEGINNING**, containing 0.202 acres.

EXHIBIT A

LPA RX 851 WD

Page 3 of 3

Rev. 06/09

The parcel of land described contains, 0.202 acres, more or less in Franklin County Auditor's Parcel Number 600-162933-00 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, May, 2024.

Bearings based on a GPS survey performed by the Franklin County Engineer's Office on monuments FCGS 4420 and FCGS 9959 being South 86 degrees 01 minutes 16 seconds East, and based on the NAD83 State Plane Coordinate System, Ohio south zone.

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

Date