

EXHIBIT A

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LPA RX 851 WD

Rev. 01/21

Ver. Date 06/17/2021

PID 110376

**PARCEL 18-WD
FRA-161-12.83
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 southeast Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, part of Lot 2 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, part of Lots 19 and 20 of Sharon Acres as recorded in Plat Book 20, Page 1, and being part of a 0.919 acre tract conveyed to City of Columbus (hereinafter referred to as "Grantor") by deed of record in Deed Book 2910, Page 76 (Franklin County Parcel Number 010-111267-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the centerline right-of-way intersection of East Dublin Granville Road (SR 161), (Station 679+77.56) and Maple Canyon Ave. (Station 50+00.00), being referenced by a found iron pin in concrete at centerline Station 685+80.83, (East Dublin Granville Road (SR 161)), 8.31 feet left, which bearing South 85°26' 09" East a distance of 603.59 feet;

Thence North 03° 38' 29" East a distance of 529.91 feet along centerline of Maple Canyon Ave. (width varies) to a point at centerline Station 55+29.91;

Thence South 86° 21' 31" East a distance of 25.00 feet, leaving the centerline, across Maple Canyon Ave. to a point in the easterly right-of-way line of Maple Canyon Ave., a northwesterly corner of the grantor's and a southwesterly corner of a right of way parcel deeded to the City of Columbus by deed of record in Deed Book 3501, Page 526, 25.00 feet right of centerline station 55+29.91, and the **TRUE POINT OF BEGINNING**, of the parcel herein described;

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Thence South $86^{\circ} 40' 50''$ East a distance of 23.73 feet along the line common to the Grantor and a 0.779 acre tract conveyed to L.L.I.J.M.A.S., LLC, an Ohio limited liability company by deed of record in Instrument Number 2005012050255645 and the City of Columbus right of way parcel to an iron pin set, 48.73 feet right of centerline station 55+30.05, passing at 5.00 feet, a 5/8" iron pipe found at the southwesterly corner of said 0.779 acre, on the Grantor's northerly line and the easterly right-of-way line of Maple Canyon Ave. (width varies), and a southeasterly corner of said City of Columbus right of way parcel, 30.00 feet right of centerline station 55+29.94;

Thence leaving the line common to the Grantor and said 0.773 acre tract on the following two (2) courses across the Grantor's 0.918 acre tract;

1. South $43^{\circ} 24' 11''$ West a distance of 24.59 feet to an iron pin set, 33.00 feet right of centerline station 55+11.14;
2. South $03^{\circ} 38' 29''$ West a distance of 180.71 feet to an iron pin set on a line common to the Grantor and a 1.542 acre tract conveyed to Cougill, LLC, an Ohio limited liability company by deed of record in Instrument Number 200309250306699, 33.00 feet right of centerline station 53+30.44;

Thence North $86^{\circ} 16' 24''$ West a distance of 8.00 feet along the line common to the Grantor and the said 1.542 acre tract to a point being the Grantor's southwesterly corner and the northwesterly corner of the said 1.542 acre tract on the easterly right-of-way line of Maple Canyon Ave., 25.00 feet right of centerline station 53+30.45;

Thence North $03^{\circ} 38' 29''$ East a distance of 199.47 along the easterly right-of-way line of Maple Canyon Ave. and the Grantor's westerly line to the **TRUE POINT OF BEGINNING**, containing 0.040 acres, more or less, being subject to all easements, restrictions, and right-of-way of 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 2020 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 (NAD83(2007)), with the bearing of Maple Canyon Ave. being North $3^{\circ} 38' 29''$ East.

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

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All station and offsets referenced in this description are from the right-of-way centerline of Maple Canyon Avenue as described in the plan known as "IMPROVEMENTS OF SR 161/I71" on file with the Ohio Department of Transportation and the City of Columbus.

N-108-B
SPLIT
0.040 ACRES
OUT OF
(010)
111267

Robert J. Sands
Professional Surveyor No. 8053



06/23/21

Date

