

EXHIBIT A

LPA RX 851 WD

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Ver. Date 08/26/2014

PID 90818

**PARCEL 151-WD
FRA-PARSONS AVENUE SIDEWALKS
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).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Columbus, Section 10, Township 4 North, Range 22 West of the Congress Lands, and being a 0.140 acre parcel out of a 115.550 acre tract known as Franklin County Auditor's Parcel number 010-111898 conveyed to Thomas A. McDowell and Diane A. Hornung (hereafter referred to as "Grantor") by the instrument filed as Official Record volume 31142, page H08 (all document references are to the records of Franklin County unless otherwise stated).

Being a parcel of land lying on the right side of the centerline of construction and right of way of Parsons Avenue and the left side of the centerline of construction of Lewis Road more particularly described as follows:

COMMENCING FOR REFERENCE at the intersection of the centerlines of right of way of Parsons Avenue and Williams Road at Franklin County Monument 5210;

Thence along the centerline of right of way of Parsons Avenue the following three (3) courses:

North 03 degrees 42 minutes 27 seconds East for a distance of 2240.53 feet to an angle point;

North 03 degrees 44 minutes 04 seconds East for a distance of 1333.77 feet to an angle point;

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North 03 degrees 41 minutes 57 seconds East for a distance of 30.00 feet to a Mag nail set at the Grantor's southwest corner as conveyed to the City of Columbus in Deed Book volume 2747, page 368, the said nail being at station 190+00.31 of the centerline of construction and right of way of Parsons Avenue and being 12.01 feet left of the centerline of construction of Lewis Road station 10+00.00 and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's westerly line and the centerline of right of way of Parsons Avenue, North 03 degrees 41 minutes 57 seconds East for a distance of 164.52 feet to a Mag nail set at the southwest corner of a tract conveyed to The Board of Education of the City School District of Columbus, Ohio by the instrument filed as Deed Book volume 2376, page 10, said nail being at station 191+64.82 of the centerline of construction and right of way of Parsons Avenue;

Thence along a northerly line of the Grantor and the southerly line of the said Board of Education tract, South 85 degrees 56 minutes 05 seconds East for a distance of 36.00 feet to an iron pin set being 36.00 feet right of the centerline of construction and right of way of Parsons Avenue station 191+64.59;

Thence crossing through the lands of the Grantor, South 03 degrees 41 minutes 57 seconds West for a distance of 130.01 feet to an iron pin set being 36.00 feet right of the centerline of construction and right of way of Parsons Avenue station 190+34.58;

Thence continuing through the lands of the Grantor, South 33 degrees 43 minutes 15 seconds East for a distance of 31.11 feet to an iron pin set on the Grantor's southerly line and the northerly right of way line of Lewis Road as conveyed to the City of Columbus in Deed Book volume 2747, page 370, said pin being 54.90 feet right of the centerline of construction and right of way of Parsons Avenue station 190+09.87 and being 21.58 feet left of the centerline of construction of Lewis Road station 10+54.90;

Thence along the Grantor's southerly line and the said northerly right of way line of Lewis Road, North 85 degrees 50 minutes 56 seconds West for a distance of 24.90 feet to a Mag nail set at the intersection of the existing easterly right of way line of Parsons Avenue and the northerly right of way line of Lewis Road, said nail being 30.00 feet right of the centerline of construction and right of way of Parsons Avenue station 190+10.07 and being 21.77 feet left of the centerline of construction of Lewis Road station 10+30.00;

Thence continuing along the Grantor's southerly line, South 03 degrees 41 minutes 57 seconds West for a distance of 10.00 feet to a Mag nail set being 30.00 feet right of the centerline of construction and right of way of Parsons Avenue station 190+00.07 and being 11.77 feet left of the centerline of construction of Lewis Road station 10+30.00;

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Thence continuing along the Grantor's southerly line, North 85 degrees 50 minutes 56 seconds West for a distance of 30.00 feet to the TRUE POINT OF BEGINNING, containing 0.140 acres, more or less, of which 0.113 acres are in the present road occupied.

The above described parcel contains 0.140 acres, of which 0.113 acres are contained within the present road occupied, resulting in a net take of 0.027 acres out of Franklin County Auditor's Parcel number 010-111898.

Grantor claims title by the instrument filed as Official Record volume 31142, page H08 in the records of Franklin County.

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2011 through 2014 under his direct supervision.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2007), with ties to Franklin County Engineer Monuments FCGS 0013 and FCGS 5210 having a relative bearing of North 03 degrees 48 minute 27 seconds East.

Where described, iron pins set are 5/8" diameter, 30" long, and bear a yellow plastic cap inscribed "DLZ OHIO, INC".

The stations referenced herein are from the plans known as FRA-PARSONS AVENUE SIDEWALKS on file with the City of Columbus.



Russell Koenig, S-8358

08-27-2014

Date



0-54-D
Split
0.140 acre
out of
(010)
111898

