

GENERAL WARRANTY DEED

0.005 Acre Tract (211.94 S.F.)

EXHIBIT "A"

17-WD

Situated in the City of Columbus, County of Franklin, and State of Ohio, half section 12 of the Refugee Lands Survey, and being a part of Lot No. 29 of Robert Neil's Addition as recorded in Plat Book 1, Page 98, conveyed to Robert J. Leonard by Deed Book 276 Page 583, all references being to the Franklin County Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the east side of the centerline of existing right-of-way of Cleveland Avenue as shown and delineated upon the centerline plat with the right-of-way plans designated as Roadway Improvements Creative Campus Phase 2 prepared for the City of Columbus, Department of Public Services by Carpenter Marty Transportation Inc., as recorded in Plat Book ____, Page ____ (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at an iron pin to be set in a monument box during construction of project Roadway Improvements Creative Campus Phase 2 at station 31+72.03 in the existing centerline of right-of-way of East Naghten Street, and existing centerline of right-of-way and right-of-way Cleveland Avenue, said iron pin being at station 19+84.69 in said centerline of Cleveland Avenue;

Thence along the centerline of said Cleveland Avenue North $3^{\circ} 35' 15''$ East a distance of 266.96 feet, being Station 22+51.65 in said centerline;

Thence leaving said centerline South $86^{\circ} 24' 45''$ East a distance of 30.00 feet to a point in the existing easterly right-of-way line of said Cleveland Avenue and in the northwest corner of a 0.206 acre tract as conveyed to Columbus State Community College in Instrument No. 201804060044912, being 30.00 feet right of Station 22+51.65 in said centerline;

Thence along said easterly right-of-way line the following two courses:

- 1) North $77^{\circ} 42' 51''$ East in the north line of said 0.206 acre tract and a distance of 3.12 feet to a point in the southwest corner of said Lot 29 as conveyed to Columbus State

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Community College in Deed Book 3266 Page 416, being 33.00 feet right of Station 22+52.50 in said centerline;

- 2) North 3° 35' 15" East in the west line of said Lot 29 and a distance of 100.02 feet to a point at the Grantor's southwesterly corner, being 33.00 feet right of station 23+52.53, said point being the TRUE POINT OF BEGINNING for the parcel herein conveyed;

Thence continuing along the west line of said Lot 29 and in said easterly right-of-way line, North 3° 35' 15" East a distance of 12.47 feet to an iron pin set in the Grantor's northwesterly corner being the southwesterly corner of the northerly 75 feet of said Lot 29 as conveyed to the Board of Trustees of the Columbus Technical Institute District of Columbus, Ohio, in Deed Book 3260 Page 318, being 33.00 feet right of Station 23+65.00 in said centerline;

Thence passing through said Lot 29, in the southerly line of said northerly 75 feet of said Lot 29 and along the Grantor's north line North 77° 42' 51" East a distance of 17.67 feet to an iron pin set, being 50.00 feet right of Station 23+69.83 in said centerline;

Thence passing through said Lot 29 South 3° 35' 15" West a distance of 12.47 feet to an iron pin set in the Grantor's south line and said Columbus State Community College's north line, being 50.00 feet right of Station 25+57.36 in said centerline;

Thence along said Grantor's south line and said Columbus State Community College's north line South 77° 42' 51" West a distance of 17.67 feet to the TRUE POINT OF BEGINNING containing 0.005 acres, of which the present road occupies 0.000 acres.

The above described 0.005 acre tract, including 0.000 acres of present road occupied, has no parcel number assigned.

Grantor claims title by Deed Book 276 Page 583, Franklin County Recorder's Office.

The bearings found herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986). Coordinates originated from a field survey conducted by EMH&T in 2017 and

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observed and checked by Carpenter Marty Transportation using a field traverse. Control for the bearings shown herein were determined by said traverse and establishing North 8° 03' 50" West for the existing centerline of construction of Cleveland Avenue. Bearings are shown to indicate angle only and are for project use only.

All stations referred to herein are from existing centerline of construction of Cleveland Avenue (Roadway Improvements Creative Campus Phase 1B) on file with the City of Columbus, Ohio.

Monuments referred to as iron pins set are 5/8" x 30" topped by a yellow plastic cap stamped "R/W, CMT, P.S. 7357". Right of way monuments called for as set herein shall be set upon completion of the acquisition process.

This description is based on a survey performed for the City of Columbus in October of 2017 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on November 6, 2018 by Michael D. Weeks, Registered Surveyor Number 7357.