

EXHIBIT 'A'

Description of the Limited Access Easement Area North of Relocated Mooberry Street between Parsons Avenue and 18th Street

Situated in the City of Columbus, County of Franklin, State of Ohio, located in Section 15, Half Section 24, Township 5N, Range 22W of the Refugee Lands and being all of Lots 12 & 13, part of Lot 14 & Lot 15, all of Lots 21-28 as shown in The Heirs of Jeremiah Armstrong, decd, Addition to Columbus in Plat Book 1 page 284 and part of Lots 27 & 29, all of Lot 28, part of Lots 43 & 64 as shown in Livingston Park Addition in Plat Book 4 page 300, part of Parcel 5, 6 and 12 as shown in Children's Hospital Urban Renewal Plat A in Plat Book 43, page 17, part of Mooberry Street (formerly Donaldson St. by City Ord. 1614-65) , part of two 20 foot and a 14 foot unnamed alleys, part of Garfield Avenue and part of Stauring Street as shown in said Livingston Park Addition and part of Stauring Street as shown in said Armstrong Addition and Parsons Avenue, originally dedicated as East Public Alley as dedicated in Deed Book "F" page 332 (destroyed by fire) replatted in Plat Book 3 page 247 also represented in Plat Book 14 page 27, all records on file at the Recorder's Office Franklin County, Ohio, and being more particularly described as follows:

Beginning at the southeasterly corner of said Lot 28 of said Armstrong Addition;

Thence North 86° 22' 32" West, following the southerly lines of said Lots 28-21, for a distance of 248.00 feet to an iron pin set at the southwesterly corner of said Lot 21;

Thence South 67° 02' 25" West, passing through a 20 foot dedicated in Plat Book 1, page 284, for a distance of 22.35 feet to an iron pin set on the easterly line of said Lot 15;

Thence North 86° 22' 32" West, passing through said Lot 15, for a distance of 109.92 feet to a Survey Mag Spike set;

Thence North 45° 14' 33" West, continuing through said Lot 15 and then through the right of way of Parsons Avenue, for a distance of 58.12 feet to a Survey Mag Spike set on the centerline of construction of Parsons Avenue as shown in Right of way plans FRA-70-14.48, PID No. 77370 prepared by DLZ Ohio for the Ohio Department of Transportation;

Thence North 03° 27' 30" East, following the baseline of Parsons Avenue, for a distance of 128.21 feet to a Survey Mag Spike set;

Thence following the reestablished LA Easement line as shown on said right of way plans for the following seven (7) courses and distances;

1. North 88° 56' 00" East, for a distance of 126.67 feet to an iron pin set;
2. Along the arc of a curve to the right having a radius of 744.70 feet, a delta of 17° 09' 34", a chord bearing of South 82° 29' 13" East, a chord distance of 222.20 feet, for an arc length of 223.03 feet to an iron pin set;
3. South 73° 54' 26" East, for a distance of 197.88 feet to an iron pin set;

4. Along the arc of a curve to the left having a radius of 926.43 feet, a delta of 13° 50' 22", a chord bearing of South 80° 49' 37" East, a chord distance of 223.23 feet, for an arc length of 223.77 feet to an iron pin set;
5. Along the arc of a curve to the left having a radius of 2,890.40, a delta of 04° 32' 49", a chord bearing of South 86° 00' 47" East, a chord distance of 229.32 feet for an arc length of 229.38 to a Survey Mag Spike set;
6. South 87° 32' 05" East, for a distance of 79.93 feet to a Survey Mag Spike set;
7. Along the arc of a curve to the right having a radius of 5,680.75 feet, a delta of 02° 48' 27", a chord bearing of South 85° 47' 43" East, a chord distance of 278.33 feet, for an arc length of 278.35 feet to a Survey Mag Spike set at an angle point along the existing LA Easement right of way;

Thence through existing Mooberry Street for the following seven (7) courses and distances;

1. South 15° 12' 43" West, for a distance of 19.46 feet to a point;
2. North 77° 04' 52" West, for a distance of 48.11 feet to a point;
3. North 82° 19' 58" West, for a distance of 37.30 feet to a point;
4. North 84° 28' 45" West, for a distance of 99.38 feet to a point;
5. North 83° 04' 59" West, for a distance of 128.75 feet to a point;
6. North 88° 16' 02" West, for a distance of 260.36 feet to a point;
7. North 65° 18' 02" West, for a distance of 15.19 feet to the southeasterly corner of said Lot 43;

Thence North 88° 14' 39" West, following the southerly line of said Lot 43, for a distance of 133.09 feet to the southwesterly corner of said Lot 43;

Thence South 35° 12' 42" West, through Garfield Avenue and passing an iron pin set at a distance of 59.93 feet, for a total distance of 90.70 feet to an iron pin set at the southeasterly corner of said Lot 29 and being within said Parcel 6 of Children's Hospital Urban Renewal Plat Area A;

Thence North 86° 23' 54" West, passing through said Parcel 6 and 12, for a the following 143.44 feet to an iron pin set;

Thence South 85° 31' 22" West, continuing through said Parcel 12, for a distance of 14.14 feet to the **Beginning**, and containing 93,998 square feet or 2.158 acres of land, more or less.

Description Acreage Breakdown:

- 1.044 acres within City of Columbus fee ownership (not dedicated/deeded ROW)
- 0.726 acres within dedicated/deeded right of way
- 0.280 acres within Annette Pastor's fee ownership
- 0.108 acres within Nationwide Children's Hospital fee ownership

The bearings for this description are based on Grid North, Ohio State Plane, South Zone and referenced to the North American Datum of 1983 (1986 Adjustment) determined by GPS Observations between Franklin County Control Monuments "Frank 143" and "COC 5-83" as being North 77° 09' 24" West.

All iron pin set are 5/8"x30" rebar with a 'MS CONS INC.' identifying cap.

LA Easement records:

The Heirs of Jeremiah Armstrong, decd, Addition to Columbus

Lot 12:	State of Ohio	D.B. 2526 page 184
Lots 13-14:	State of Ohio	D.B. 3167 page 456
Lots 21-22:	State of Ohio	D.B. 3167 page 459
Lots 23-24:	State of Ohio	D.B. 3167 page 453
Lot 25:	State of Ohio	Franklin County Court of Common Pleas Case No. 215071
Lot 26:	State of Ohio	D.B. 2449 page 604
Lot 27:	State of Ohio	D.B. 2402 page 301
Lot 28:	State of Ohio	D.B. 2402 page 355

Livingston Park Addition

Lots 27-29:	State of Ohio	Franklin County Court of Common Pleas Case No. 215181
Lot 43:	State Of Ohio	D.B. 2402 page 358
Lot 64:	State of Ohio	D.B. 2510 page 486 (Fee: Parcel 62 WL)

The above description was prepared under the direction and supervision of Chad S. Snow, Registered Professional Surveyor No. 8559 and is based on an actual field survey performed in October, 2021.

 2/7/22



**PRELIMINARY
APPROVAL**

**FRANKLIN COUNTY
ENGINEERING DEPT.**

DATE: 10 Feb 22 BY: 