

EXHIBIT A

LPA RX 851 WD

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Ver. Date 12/18/2018

PID 101787

**PARCEL 13-WD3
FRA-JAMES RD AT LIVINGSTON AVE
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, 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, County of Franklin, City of Columbus, and being in the Northeast Quarter of Section 19, half Section 32, Township 12, Range 21, in the Refugee Lands and being a **0.005 acre parcel** out of a 0.866 acre tract know as Franklin County Auditor's parcel number **010-218917** as conveyed to **James M. Corrova, Trustee of the James M. Corrova Trust (1/2 interest)** and **Dolores A. Corrova, Trustee of the Dolores A. Corrova Truste (1/2 interest)** (hereafter referred to as "Grantor") by the instruments filed as **Instrument Number 199906250161678 and Instrument Number 199906250161680**, respectively (all document references are to the Franklin County, Ohio Recorder's office, unless otherwise stated),, and being more particularly described as follows.

COMMENCING FOR REFERENCE at a railroad spike set at the centerline intersection of existing centerline of right-of-way of James Road (R/W width varies) and the existing centerline of right-of-way of Livingston Avenue (R/W width varies), being on the north line of the said Section 19, half Section 32, on the south line of Section 18, half Section 29, the northwest corner of a parcel conveyed to Robert F. Coppel and Paul L. Coppel by the instruments filed as Deed Book volume 616, page 249 and Deed Book volume 1082, page 131, and being the southwest corner of a 0.211 acre parcel conveyed to City of Columbus, Ohio, a municipal corporation by the instrument filed as Instrument Number 201003120029585, said railroad spike being at **station 310+77.39** of the said existing centerline of right-of-way of James Road and **station 414+05.83** of the existing centerline of right-of-way of Livingston Avenue;

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Thence along the said northerly line of Section 19, half Section 32, the southerly line of Section 18, half Section 29, the said existing centerline of right-of-way of Livingston Avenue, the northerly line of the said Robert F. Coppel and Paul L. Coppel parcel, the southerly line of the said City of Columbus, Ohio, a municipal corporation parcel and along the southerly line of a 0.176 acre parcel conveyed to City of Columbus by the instrument filed as Instrument Number 199906230159270, **South 85 degrees 47 minutes 50 seconds East for a distance of 295.11 feet** to a point at the northeast corner of the said Robert F. Coppel and Paul L. Coppel parcel, and being the northwest corner of a parcel conveyed to Bernard R. Ruben by the instruments filed as Deed Book volume 2417, page 610 and Deed Book volume 2417, page 613, said point being at **station 417+00.94** of the existing centerline of right-of-way of Livingston Avenue;

Thence leaving the said existing centerline of right-of-way of Livingston Avenue, along the easterly line of the said Robert F. Coppel and Paul L. Coppel parcel, the westerly line of a 0.045 acre parcel conveyed to The City of Columbus, Ohio, a Municipal Corporation by the instrument filed as Deed Book volume 2296, page 416, and along the westerly line of the said Bernard R. Ruben parcel, **South 05 degrees 04 minutes 39 seconds West for a distance of 40.00 feet** to a point at an angle point in the Grantor's northerly line, the southwesterly corner of the said The City of Columbus, Ohio, a Municipal Corporation parcel and on the easterly line of a 20.00 foot wide strip of right-of-way dedicated by the plat of the said Kingsgate Subdivision, the northeasterly corner of the said Lot 1, and being on the existing southerly right-of-way line of Livingston Avenue, said point being **40.00 feet right** of the existing centerline of right-of-way of Livingston Avenue **station 417+00.33**, and being the **TRUE POINT OF BEGINNING** of the parcel herein described.

Thence along the Grantor's northerly line, the southerly line of the said The City of Columbus, Ohio, A Municipal Corporation parcel, and the said southerly right-of-way line of Livingston Avenue, **South 85 degrees 52 minutes 40 seconds East for a distance of 43.87 feet** to an iron pin set, said pin being **39.94 feet right** of the existing centerline of right-of-way of Livingston Avenue **station 417+44.20**;

Thence crossing through the lands of the Grantor, **South 81 degrees 18 minutes 13 seconds West for a distance of 45.07 feet** to an iron pin set at an angle point in the said existing southerly right-of-way line of Livingston Avenue and being the Grantor's northerly line, and the southeasterly corner of the said dedicated 20.00 foot wide strip of right-of-way, and the northeast corner of Lot 1 of the said Kingsgate Subdivision, said pin being **50.00 feet right** of the existing centerline of right-of-way of Livingston Avenue **station 417+00.27**;

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Thence along a jog in the Grantor's northerly line, the said easterly line of the dedicated 20.00 foot wide strip of right-of-way, and being a jog in the said existing southerly right-of-way line of Livingston Avenue, **North 04 degrees 33 minutes 08 seconds East for a distance of 10.00 feet** to the **TRUE POINT OF BEGINNING**, containing **0.005 acres**, more or less, of which **0.000 acres are within the present road occupied**, resulting in a **net take of 0.005 acres** out of Franklin County Auditor's Parcel number **010-218917**.

Prior instrument records as of this writing recorded in **Instrument Number 199906250161680** and **Instrument Number 199906250161678** in the records of Franklin County.

This description was prepared by Brian P. Bingham, Ohio Registered Professional Surveyor number 8438, and is based on an actual field survey conducted in 2016 through 2018 under his direct supervision.

The bearing for this description are based on Grid South (Reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue East of James Road) as referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey referencing ODOT CORS stations "COLB", "OHLI" and "OHMD"

All stations listed herein are referenced to the centerlines of right-of-way as shown on the recorded plat "FRA-JAMES RD AT LIVINGSTON AVE" files as Plat Book volume 125, page 72, in the Office of the Recorder of Franklin County, Ohio.

Where described, iron pin set are 5/8" rebar, 30" long, with a cap stamped "ASI-PS 8438".

Brian P. Bingham, P.S. No. 8438
American Structurepoint, Inc.

Date