

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 03/16/15

PID 90406

**PARCEL 17-WD3
FRA/DEL-LAZELLE ROAD
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, County of Franklin, City of Columbus, being located in Quarter-Township 2, Township 2 North, Range 18 West, United States Military Lands, being a part of Lot 51 of the Partition Plat of the Scioto Land Company, Deed Book "A", page 194 (destroyed by fire), as demonstrated in Survey Plat Book 3, pages 136-137 (on file at the Franklin County Engineer's Office), descriptions of said partition lots are recorded in Deed Book "A", pages 7 and 14, and being a part of that 22.899 acre parcel described in a deed to **STRATFORD CHASE APARTMENTS, AN OHIO GENERAL PARTNERSHIP**, of record in Official Record 14610 J-07, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel of land lying on the right side of the proposed centerline of construction for Lazelle Road, as shown on the centerline plat of record in Plat Book ____, Page ____, and being further bounded and described as follows:

Commencing for reference at Franklin County Monument "FCGS 0014", said point being at the intersection of the existing centerline of right-of-way for Lazelle Road and the existing centerline of right-of-way for Storrow Drive as delineated in Plat Book 68, page 27, said point being on the line between Franklin County and Delaware County, and said point being 52.48 feet right of Lazelle Road proposed centerline of construction Station 99+61.88;

Thence **South 03 degrees 25 minutes 13 seconds West**, along the existing centerline of right-of-way for said Storrow Drive, a distance of **90.72 feet** to a point, said point being 142.40 feet right of Lazelle Road proposed centerline of construction Station 99+49.80;

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Thence **North 86 degrees 34 minutes 47 seconds West**, along a line perpendicular to the previous course, a distance of **30.00 feet** to an iron pin set on the existing west right-of-way line for said Storrow Drive as dedicated by said Plat Book 68, page 27, being on the east line of the grantor's land, said iron pin set being 138.40 feet right of Lazelle Road proposed centerline of construction Station 99+20.06, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence across the grantor's land along the following three (3) described courses:

1. **North 43 degrees 47 minutes 37 seconds West**, a distance of **6.72 feet** to an iron pin set, said iron pin set being 133.22 feet right of Lazelle Road proposed centerline of construction Station 99+15.79;
2. **North 11 degrees 51 minutes 36 seconds West**, a distance of **25.98 feet** to an iron pin set, said iron pin set being 107.47 feet right of Lazelle Road proposed centerline of construction Station 99+12.34;
3. **North 29 degrees 03 minutes 30 seconds West**, a distance of **25.18 feet** to an iron pin set on the existing south right-of-way line for said Lazelle Road as dedicated by said Plat Book 68, page 27, being on the north line of the grantor's land, said iron pin set being 84.62 feet right of Lazelle Road proposed centerline of construction Station 99+01.77;

Thence **South 86 degrees 25 minutes 36 seconds East**, along the existing south right-of-way line for said Lazelle Road and along the north line of the grantor's land, a distance of **5.35 feet** to a point of curvature, said point being 85.34 feet right of Lazelle Road proposed centerline of construction Station 99+07.07;

Thence along the arc of a curve to the right, continuing along the existing south right-of-way line for said Lazelle Road and continuing along the north line of the grantor's land, said curve having a radius of **20.00 feet**, a central angle of **89 degrees 50 minutes 49 seconds**, and an arc length of **31.36 feet** to a point of tangency on the existing west right-of-way line for said Storrow Drive, being the east line of the grantor's land, (reference an iron pin found with a "BDM No. 2" cap North 02 degrees 14 minutes 04 seconds West at 1.54 feet), said point being 107.82 feet right of Lazelle Road proposed centerline of construction Station 99+24.17, said curve being subtended by a long chord having a bearing of **South 41 degrees 30 minutes 11 seconds East** and a length of **28.25 feet**;

Thence **South 03 degrees 25 minutes 13 seconds West**, along the existing west right-of-way line for said Storrow Drive and along the east line of the grantor's land, a distance of **30.85 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

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The above description contains a total area of **0.012 acres** within Franklin County Auditor's parcel number 610-216385.

Iron pins set are 5/8 inch diameter by 30 inch long rebar with caps stamped "R/W STRUCTUREPOINT".

The bearings described herein are based on the bearing of South 86 degrees 25 minutes 36 seconds East between Franklin County Monuments "FCGS 2225" and "FCGS 2226", as established utilizing a field traverse.

The above description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on March 16, 2015, is based on a survey of the premises completed by Columbus Engineering Consultants, Inc., and is true and correct the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
Registered Professional Surveyor No. 8438

Date