

**EXHIBIT A**

LPA RX 851 WD

Page 1 of 2

Rev. 06/09

Ver. Date 10-5-2021

PID 110388

**PARCEL 43-WD  
JAMES ROAD AT EAST BROAD STREET  
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, City of Columbus, Franklin County, Half Section 7, Section 7, Township 12 N, Range 21 W, Refugee Lands and being part of Lot 11 of Broadleigh East as recorded in Plat Book 14, Page 25 and conveyed to Spartan Residential, LLC in Instruments 201907080081884, in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline of existing right of way for James Road in project James Road at East Broad Street as platted by 2LMN, Inc. as recorded in Instrument 202108240151066, and being more particularly described as follows:

COMMENCING at an iron pin set at the southeast corner of Lot 11 of said Broadleigh East as conveyed to Spartan Residential LLC in Instrument 201907080081884, said pin being on the northerly existing right of way for Denver Avenue and the westerly existing right of way for James Road as shown on said Broadleigh East, said pin being 30.00 feet left of centerline of existing right of way for James Road at station 63+31.95 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the south line of said Lot 11, **North 86 degrees 08 minutes 12 seconds West, 20.10 feet** to an iron pin set, said pin being 50.09 feet left of the centerline of existing right of way for James Road at station 63+32.15;
- 2) **Thence**, across the grantor's tract and said lot 11, **North 05 degrees 18 minutes 28 seconds East, 69.87 feet** to an iron pin set on the north line of said Lot 11 being on the south line of Lot 12 of said Broadleigh East as conveyed to Harvey Wilson in Official Record 34517, page F12, said pin being 47.62 feet left of the centerline of existing right of way for James Road at station 64+01.97;

**EXHIBIT A**

LPA RX 851 WD

- 3) **Thence**, along the north line of said Lot 11 and south line of lot 12, **South 86 degrees 36 minutes 36 seconds East, 17.62 feet** to a 5/8 inch iron pin found at the northeast corner of said Lot 11 and the southeast corner of said Lot 12, said pin being 30.00 feet left of the centerline of existing right of way for James Road at station 64+01.95;
  
- 4) **Thence**, along the east line of said Lot 11 and the westerly existing right of way of James Road, **South 03 degrees 16 minutes 48 seconds West, 70.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.030 acres.

The parcel of land described contains, 0.030 acres, more or less, including the present road occupies 0.000 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-090063-00.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, December, 2020.

Grantor claim title by Instrument 201907080081884, as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only. The bearings shown hereon are based on the centerline of James Road as being North 04 degrees 04 minutes 04 seconds East, from an adjusted field survey using G.P.S. methods from monument CP1 and monument CP2, based on the Ohio State Plane Coordinate system, South Zone and NAD 83 (2011) Datum.

---

Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

---

Date