

**EXHIBIT A**

LPA RX 851 WD

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Rev. 06/09

Ver. Date 2-11-2022

PID 105732

**PARCEL 20-WD  
FRA-C.R.96-1.71 (CASSADY 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, 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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of Lot 537 in the C.E. Morris Trustee, ETAL., East Columbus Addition recorded in Plat Book 5, page 364-366 and conveyed to Donna S. Allen in Instrument 201210230159941 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the proposed centerline of right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at an iron pin set at the northwest corner of said Lot 537, being on the southerly existing right of way for E. 7<sup>th</sup> Ave. (50' R/W) and the easterly existing right of way for Cassady Ave., being the grantor's northwest corner, said pin being 30.05 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 27+93.63, and 34.75 feet right of the centerline of proposed right of way and construction for 7th Avenue at station 20+28.70 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the north line of said Lot 537 and the southerly existing right of way for 7th Avenue, **South 87 degrees 15 minutes 06 seconds East, 4.97 feet** to an iron pin set, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 27+94.05;

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- 2) **Thence**, across said Lot 537 with a curve to the left having a radius of 1227.00, a central angle of 01 degrees 38 minutes 29 seconds, an arc length of 35.15 feet and a chord that bears, **South 06 degrees 41 minutes 14 seconds West, 35.15 feet** to an iron pin set on the south line of said Lot 537 and the north line of Lot 536 conveyed to Aburaida Properties, LLC., an Ohio Limited Liability Company in Instrument 201911060147889, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 27+57.90;
- 3) **Thence**, along the south line of said Lot 537 and the north line of said Lot 536, **North 80 degrees 10 minutes 31 seconds West, 6.71 feet** to an iron pin set at the southwest corner of said Lot 537 and the northwest corner of said Lot 536, said pin being 28.30 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 27+58.37;
- 4) **Thence**, along the west line of said Lot 537 and the easterly existing right of way for Cassady Avenue, **North 09 degrees 35 minutes 04 seconds East, 34.48 feet** to the **TRUE POINT OF BEGINNING**, containing 0.005 acres.

The parcel of land described contains, 0.005 acres, more or less in Franklin County Auditor's Parcel Number 010-008258-00 including the present road occupies 0.000 acres, more or less.

All iron 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, September, 2020.

Grantor claim title by instrument 201210230159941, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

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

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Date