

**EXHIBIT A**

LPA RX 851 WD

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Rev. 06/09

Ver. Date 8-23-2021

PID 590955

**PARCEL 57-WD  
MAPLE CANYON 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 4, Township 2, Range 18, U.S. Military Lands and being part of Lot 159 of Amended North Home Acre Park Amended No. 2 as shown in Plat Book 20, page 2 and conveyed to Sobeya, LLC, in Instrument 201710170144457 in the Franklin County Recorder's Office. The below described parcel laying on the left side of Maple Canyon Avenue and being more particularly described as follows:

COMMENCING at an iron pin set at the southeast corner of said Lot 698 of Sharon Woods Section 7 as recorded in Plat book 43, page 50 as conveyed to Michael Scwenk in Official Record 32824C02 and being at the northwest corner of a tract conveyed to the City of Columbus in Official Record 10571E02 being the north existing right of way for Jewett Drive and being the grantor's southwest corner; Thence, along the grantor's south line and the north line of said City of Columbus tract, South 86 degrees 26 minutes 43 seconds East 87.22 feet to an iron pin said point being 35.00 feet left of centerline of Maple Canyon Ave. at station 40+01.37 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract with a curve to the left having a radius of 10.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 15.71, and a chord that bears **North 48 degrees 33 minutes 17 seconds East, 14.14 feet** to an iron pin set on the westerly existing right of way for Maple Canyon Ave., said pin being 25.00 feet left of the centerline of right of way of Maple Canyon Avenue at station 40+11.37;

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- 2) **Thence**, along the grantor's east line and the west existing right of way of said Maple Canyon Avenue, **South 03 degrees 33 minutes 17 seconds West, 10.00 feet** to an iron pin set at the northeast corner of the said City of Columbus Tract, said point being 25.00 feet left of the centerline of right of way of Maple Canyon Avenue at station 40+01.37;
  
- 3) **Thence**, along the grantor's south line and the north line of said City of Columbus tract being the existing right of way for Jewett Drive, **North 86 degrees 26 minutes 42 seconds West, 10.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.0005 acres.

It is understood that the parcel of land described contains, 0.0005 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 010-207685-00.

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, April, 2020.

Grantor claim title by Instrument 201710170144457, as recorded in the Franklin County Recorder's Office.

The stationing is based on the centerline of Maple Canyon Ave. as shown on the Right of Way Plans for the project Maple Canyon Sidewalks (PID 590955) on file with the City of Columbus.

The bearings shown on this plan are based on Ohio State Plan Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observation and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network (VRS). The portion of the centerline of Maple Canyon Avenue, having a bearing of North 03 degrees 41 minutes 17 seconds East, is designated the "basis of Bearings for this description.

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

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Date