

**EXHIBIT A**

LPA RX 851 WD

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Ver. Date 4/13/2013

PID 88430

**PARCEL 4-WDV  
HAGUE AVENUE-VALLEYVIEW DRIVE  
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  
VILLAGE OF VALLEYVIEW, 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, County of Franklin, Village of Valleyview, being a part of Virginia Military Survey Numbers 1390 and 2668, being located in that original 9.555 acre tract (now 1.976 acres of record by the Franklin County Auditor) described in a deed to The Glenwood Methodist Church of Columbus, Ohio, of record in Deed Book 1919, page 137 (N.K.A. **Glenwood United Methodist Church**, by a name change affidavit of record in Instrument Number 201109300124367), and being a part of that 1.371 acre tract (0.804 acres of record by the Franklin County Auditor) described in a deed to The Glenwood Methodist Church of Columbus, Ohio, of record in Deed Book 2421, page 341 (N.K.A. **Glenwood United Methodist Church**, by a name change affidavit of record in Instrument Number 201109300124367), all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel of land located on the right side of the centerline of survey and right-of-way for Valleyview Drive and on the right side of the centerline of survey and right-of-way for Hague Avenue, as both centerlines are depicted on the centerline plat for the Hague Avenue-Valleyview Drive right-of-way plans, of record in Instrument Number 201209270144475 (Plat Book 115, pages 36-37), and being further bounded and described as follows:

**BEGINNING** at a MAG nail set at the intersection of the centerline of survey and right-of-way for Valleyview Drive and the centerline of survey and right-of-way for Hague Avenue, being the northeast corner said original 9.555 acre tract, being the southeast corner of the Oak Knolls Addition, of record in Plat Book 17, page 218, being on the west line of the Valleyview plat, of record in Plat Book 18, page 15, and said MAG nail set being at Valleyview Drive centerline of survey and right-of-way Station 45+33.50 and at Hague Avenue centerline of survey and right-of-way Station 220+00.00;

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Thence **South 12 degrees 41 minutes 13 seconds East**, along the east line of said original 9.555 acre tract, along the centerline of survey and right-of-way for said Hague Avenue, and along the west line of said Valleyview Plat, (passing the northwest corner of said 1.371 acre tract and continuing along the east line of said 1.371 acre tract at a distance of 362.79 feet), a total distance of **542.79 feet** to a MAG nail set at the southeast corner of said 1.371 acre tract, being the southeast corner of said original 9.555 acre tract, being southwest corner of said Valleyview plat, being on the north line of the Camp Chase Industrial Railroad Corporation property (being that real estate depicted on the Cleveland, Cincinnati, Chicago and St. Louis Ry. Co. Valuation Map No. V31, dated June 30<sup>th</sup>, 1915, and being 33.26 acres of record according to the Franklin County Auditor), as described in a deed to said railroad company, of record in Official Record 28363, page F03, said MAG nail set being at Hague Avenue centerline of survey and right-of-way Station 225+42.79;

Thence **South 72 degrees 05 minutes 48 seconds West**, along the south line of said 1.371 acre tract, along the south line of said original 9.555 acre tract, along the north railroad right-of-way line of said Camp Chase Industrial Railroad, (passing the existing west right-of-way line for said Hague Avenue, as established from a 10 foot wide highway easement of record in Deed Book 1072, page 632, at a distance of 30.12 feet), a total distance of **40.17 feet** to an iron pin set, said iron pin set being 40.00 feet right of Hague Avenue centerline of survey and right-of-way Station 225+46.44;

Thence **North 12 degrees 41 minutes 13 seconds West**, across said 1.371 acre tract and across said original 9.555 acre tract, along a line parallel to and 40.00 feet westerly from the centerline of survey and right-of-way for said Hague Avenue, (passing the north line of said 1.371 acre tract at a distance of **261.44 feet** to an iron pin set, said iron pin set being 40.00 feet right of Hague Avenue centerline of survey and right-of-way Station 222+85.00;

Thence across said original 9.555 acre tract along the following (thirteen) described courses:

1. **North 72 degrees 06 minutes 19 seconds West**, a distance of **25.55 feet** to an iron pin set, said iron pin set being 62.00 feet right of Hague Avenue centerline of survey and right-of-way Station 222+72.00;
2. **North 12 degrees 41 minutes 13 seconds West**, along a line parallel to and 62.00 feet westerly from the centerline of survey and right-of-way for said Hague Avenue, a distance of **38.00 feet** to an iron pin set, said iron pin set being 62.00 feet right of Hague Avenue centerline of survey and right-of-way Station 222+34.00;
3. **North 77 degrees 18 minutes 47 seconds East**, along a line perpendicular from the previous course, a distance of **22.00 feet** to an iron pin set, said iron pin set being 40.00 feet right of Hague Avenue centerline of survey and right-of-way Station 222+34.00;
4. **North 12 degrees 41 minutes 13 seconds West**, along a line parallel to and 40.00 feet westerly from the centerline of survey and right-of-way for said Hague Avenue, a distance of **14.00 feet** to an iron pin set, said iron pin set being 40.00 feet right of Hague Avenue centerline of survey and right-of-way Station 222+20.00;

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5. **North 17 degrees 27 minutes 02 seconds West**, a distance of **60.21 feet** to an iron pin set, said iron pin set being 45.00 feet right of Hague Avenue centerline of survey and right-of-way Station 221+60.00;
6. **North 12 degrees 41 minutes 13 seconds West**, along a line parallel to and 45.00 feet westerly from the centerline of survey and right-of-way for said Hague Avenue, a distance of **101.85 feet** to an iron pin set at a point of curvature, said iron pin set being 45.00 feet right of 220+58.15;
7. Along the arc of a curve to the left, said curve having a radius of **45.00 feet**, a central angle of **38 degrees 30 minutes 30 seconds**, and an arc length of **30.24 feet** to an iron pin set at a point of tangency, said iron pin set being 43.21 feet right of Valleyview Drive centerline of survey and right-of-way Station 44+88.31, said curve being subtended by a long chord having a bearing of **North 31 degrees 56 minutes 28 seconds West** and a length of **29.68 feet**;
8. Thence **North 51 degrees 11 minutes 43 seconds West**, a distance of **22.17 feet** to an iron pin set at a point on the existing south right-of-way line for said Valleyview Drive, said iron pin set being 30.00 feet right of Valleyview Drive centerline of survey and right-of-way Station 44+70.51;
9. Thence **North 87 degrees 46 minutes 53 seconds West**, along the existing south right-of-way line for said Valleyview Drive, a distance of **35.02 feet** to an iron pin set, said iron pin set being 30.00 feet right of Valleyview Drive centerline of survey and right-of-way Station 44+35.49;
10. Thence **South 88 degrees 48 minutes 02 seconds West**, a distance of **33.55 feet** to an iron pin set; said iron pin set being 32.00 feet right of Valleyview Drive centerline of survey and right-of-way Station 44+02.00;
11. **North 85 degrees 46 minutes 19 seconds West**, a distance of **57.04 feet** to an iron pin set at a point on the existing south right-of-way line for said Valleyview Drive, said iron pin set being 30.00 feet right of Valleyview Drive centerline of survey and right-of-way Station 43+45.00;
12. **North 87 degrees 46 minutes 53 seconds West**, along the existing south right-of-way line for said Valleyview Drive, a distance of **207.43 feet** to an iron pin set on a west corporation line for the City of Valleyview, being an east corporation line of the City of Columbus, and being the southerly extension of the existing west right-of-way line for Powell Avenue, as said right-of-way line is depicted on said Oak Knolls Addition subdivision plat, said iron pin set being 30.00 feet right of Valleyview Drive centerline of survey and right-of-way Station 41+37.57;
13. **North 12 degrees 55 minutes 53 seconds West**, along said corporation line, along said southerly extension of the existing west right-of-way line for Powell Road, a distance of **31.08 feet** to a MAG nail set on the centerline of survey and right-of-way for said Valleyview Drive, being the north line of said original 9.555 acre tract, being the southwest corner of said Oak Knolls Addition, said MAG nail set being at Valleyview Drive centerline of survey and right-of-way Station 41+29.45;

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Thence **South 87 degrees 46 minutes 53 seconds East**, along the north line of said original 9.555 acre tract, along the south line of said Oak Knolls Addition, and along the centerline of survey and right-of-way for said Valleyview Drive, a distance of **404.05 feet** to the **POINT OF BEGINNING** for the herein described right-of-way parcel.

The above described right-of-way parcel contains a total area of **0.807 acres** (including 0.635 acres within the present road occupied), of which 0.640 acres (including 0.510 acres within the present right-of-way) is a part of Franklin County Auditor tax parcel number 144-000085, and 0.167 acres (including 0.125 acres within the present road occupied) is a part of Franklin County Auditor tax parcel number 144-000087.

Grantor retains all rights of ingress and egress for the residual property.

The bearings described herein are based on the centerline of survey and right-of-way for Valleyview Drive (South 87 degrees 46 minutes 53 seconds East) and grid north referenced to the North American Datum of 1983 (NSRS 2007 Adjustment) and the Ohio State Plane Coordinate System (South Zone), as established utilizing a GPS survey originating on Franklin County Engineer Survey Control Monuments "ST01" and "FCGS 5335".

Iron pins referenced as set are 5/8 inch diameter by 30 inch long rebar with yellow plastic caps stamped "ASI – PS 8438".

The above description of a right-of-way parcel was prepare and reviewed by Brian P. Bingham, Registered Professional Surveyor No. 8438 on April 13, 2013, is based on an actual survey performed in the field by American Structurepoint, Inc., was prepared in accordance with Ohio Administrative Code 4733-37 (Minimum Standards for Boundary Surveys), and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

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Brian P. Bingham  
Registered Professional Surveyor No. 8438

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Date