

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 6/30/2016

PID 95549

**PARCEL 106-WD
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
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, DELAWARE 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 Delaware, City of Columbus, located in Farm Lot 18, Quarter Township 4, Township 3 North, Range 18 West, of the United States Military District, also being part of the 4.551 acre tract conveyed to **Polaris GG, LLC, an Ohio limited liability company** (Grantor) in Official Record 829 Page 1356 and Official Record 772 Page 1177, and being described as follows:

Being a parcel of land lying north of and adjacent to the north right-of-way line of Polaris Parkway as described in Plat Book 24 Pages 137 - 145 and more particularly described as follows:

Commencing at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at the point of tangency on the centerline of Polaris Parkway, said capped iron pin being at centerline station 169+55.73;

Thence North 46°10'37" East along said centerline of Polaris Parkway, a distance of 502.91 feet to a point of curvature being centerline station 174+58.64;

Thence continuing along said centerline of Polaris Parkway, with a curve to the right, having a radius 1432.39 feet, a central angle of 18°34'20", an arc length of 464.30 feet, being subtended by a chord bearing of North 55°27'47" East and a chord distance of 462.27 feet to a point on the curve, centerline station 179+22.94;

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Thence North $25^{\circ}15'03''$ West leaving said centerline perpendicular, a distance of 62.00 feet to a point on said existing north right-of-way line for Polaris Parkway, also being the southwest corner of said Polaris GG, LLC tract and the southeast corner of a tract of land conveyed to Polaris TH, LLC (APN 31844202054009) in Official Record 1053 Page 1355, also being 62.00 feet left of centerline station 179+22.94, and being the **Point of Beginning** for the herein described right-of-way parcel;

Thence North $31^{\circ}21'48''$ West continuing along said existing property line between said Polaris TH, LLC tract and said Polaris GG, LLC tract, a distance of 3.02 feet to an iron pin set, being 65.00 feet left of centerline station 179+22.63;

Thence crossing said Polaris GG, LLC tract, with a curve to the right, having a radius 1497.39 feet, a central angle of $9^{\circ}01'04''$, an arc length of 235.67 feet, being subtended by a chord bearing of North $69^{\circ}14'44''$ East and a chord distance of 235.43 feet to an iron pin set on the east property line of said Polaris GG, LLC tract and the west property line of a tract of land conveyed to Polaris Val, LLC (APN 31844202054006) in Official Record 838 Page 497, being 65.00 feet left of centerline station 181+48.07;

Thence South $16^{\circ}34'29''$ East along said existing property line between said Polaris Val, LLC tract and said Polaris GG, LLC tract, a distance of 15.00 feet to a point on said existing north right-of-way line for Polaris Parkway, being 50.00 feet left of centerline station 181+48.16;

Thence along said existing north right-of-way line for Polaris Parkway, with a curve to the left, having a radius 1482.39 feet, a central angle of $6^{\circ}43'41''$, an arc length of 174.07 feet, being subtended by a chord bearing of South $70^{\circ}23'38''$ West and a chord distance of 173.97 to a point, being 50.00 feet left of centerline station 179+79.96;

Thence South $79^{\circ}02'28''$ West along said existing north right-of-way line for Polaris Parkway, a distance of 53.29 feet, being 62.00 feet left of centerline station 179+29.98;

Thence continuing along said existing north right-of-way line for Polaris Parkway, with a curve to the left, having a radius 1494.39 feet, a central angle of $0^{\circ}16'54''$, an arc length of 7.35 feet, being subtended by a chord bearing of South $64^{\circ}53'24''$ West and a chord distance of 7.35 feet to the **Point of Beginning**.

Containing 0.072 acres, more or less, within Delaware County Auditor's Parcel Number 31844202054002. Consisting of 0.000 acres of Present Roadway Occupation.

All references herein are to records in the Records' Office, Delaware County, Ohio.

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The basis of bearings for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD 1983 (1996 adjustment) as established by Carpenter Marty Transportation, Inc. using GPS observations.

All pins set are 3/4 inch rebar, 30 inches long, with a plastic cap stamped "CEC, INC.".

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Orion Place as shown upon the right of way plan "Arterial Street Rehabilitation - Polaris Parkway" on file with the City of Columbus, Ohio.

This description was prepared under the direction of Daniel J. Hornyak, Registered Professional Surveyor Number 7963, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by Columbus Engineering Consultants, Inc. in coordination with Carpenter Marty Transportation, Inc. and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as "Arterial Street Rehabilitation - Polaris Parkway".

Columbus Engineering Consultants, Inc.

Daniel J. Hornyak Date
Registered Professional Surveyor No. 7963