

EXHIBIT A

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Ver. Date 12/10/2018

PID 99744

**PARCEL 2-WD
FRA-CR 14-1.99
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]

Situate in the State of Ohio, County of Franklin, City of Columbus, and being located in Half Section 53 in original Truro Township, Township 12, Range 21 of the Refugee Lands. The herein described parcel lies on the left side of the existing centerline of Right-of-way of Refugee Road. All bearings and distances, stations and offsets are based on the Right-of-Way plans prepared by Burgess & Niple for the City of Columbus as shown on the centerline plat for Refugee Road as recorded in Plat Book 125, pages 58 – 61 of the Franklin County Recorder's Office and as on file with the City of Columbus in plan 3419-E. Being part of lands conveyed to the "MARIA G. SUSI" (hereafter referred to as Grantor) as described in Deed Book 3589, page 284, Deed Book 2185, page 610, and Official Record 4736, page A14 of the Franklin County Recorder's Office and being more particularly described as follows:

COMMENCING at the intersection of the existing centerlines of right-of-way of Refugee Road (width varies) and Winchester Pike (width varies) on the existing centerline of right-of-way of Refugee Road at station 10+01.07, also on the existing centerline of right-of-way of Winchester Pike at station 50+00.00, being witnessed by a monument box, located at the center of the box lid, North 85 deg. 43 min. 08 sec. West, 1.07 feet;

THENCE with the existing centerline of right-of-way of Refugee Road, **South 85 deg. 43 min. 08 sec. East** for a distance of **126.41 feet** to the Southeast corner of a 0.1421 acre tract conveyed to the City of Columbus as recorded in Deed Book 2846 page 253, and also the in the Southwest corner of a 0.2304 acre tract conveyed to the City of Columbus as recorded in Deed Book 2846 page 251 on the existing centerline of right-of-way of Refugee Road station 11+27.48;

THENCE with the common line of said 0.1421 acre and 0.2304 acre tracts, **North 04 deg. 17 min. 00 sec. East** for a distance of **45.00 feet** to the northerly right-of-way line of Refugee Road,

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the Northeast corner of said 0.1421 acre tract, and the Southeast corner of a 0.252 acre tract conveyed to the City of Columbus as recorded in Official Record 2080, page A16, a Southwest corner of the Grantor's lands at 45.00 feet left of the existing centerline of right-of-way of Refugee Road station 11+27.48, being witnessed by an iron pipe found South 11 deg. 53 min. 47 sec. East, 0.67 feet, and the **TRUE POINT OF BEGINNING** of the herein described parcel;

THENCE continuing with the northerly right-of-way line of Refugee Road, the easterly line of said 0.252 acre tract, and a westerly line of the Grantor's lands, **North 04 deg. 17 min. 00 sec. East** for a distance of **15.00 feet** to an **Iron Pin Set** at the Northeast corner of said 0.252 acre tract and being 60.00 feet left of the existing centerline of right-of-way of Refugee Road at station 11+27.48;

THENCE through the Grantor's lands the following five (5) courses;

- 1) **South 85 deg. 43 min. 08 sec. East** for a distance of **66.13 feet** to an **Iron Pin Set** at 60.00 feet left of the existing centerline of right-of-way of Refugee Road at station 11+93.61;
- 2) **South 04 deg. 15 min. 52 sec. West** for a distance of **3.00 feet** to an **Iron Pin Set** at 57.00 feet left of the existing centerline of right-of-way of Refugee Road at station 11+93.62;
- 3) **South 85 deg. 43 min. 08 sec. East** for a distance of **90.04 feet** to an **Iron Pin Set** at 57.00 feet left of the existing centerline of right-of-way of Refugee Road at station 12+83.65;
- 4) **North 04 deg. 16 min. 52 sec. East** for a distance of **3.00 feet** to an **Iron Pin Set** at 60.00 feet left of the existing centerline of right-of-way of Refugee Road at station 12+83.65;
- 5) **South 85 deg. 43 min. 08 sec. East** for a distance of **67.11 feet** to an **Iron Pin Set** at the Northwest corner of a 0.1337 acre tract conveyed to the City of Columbus as recorded in Deed Book 2840, page 411 on the northerly right-of-way line of Refugee Road and the Grantor's East line at 60.00 feet left of the existing centerline of right-of-way of Refugee Road at station 13+50.77;

THENCE with the westerly line of said 0.1337 acre tract, the northerly right-of-way line of Refugee Road, and the Grantor's East line, **South 03 deg. 59 min. 53 sec. West** for a distance of **15.00 feet** to an angle point in the northerly right-of-way line of Refugee Road, the Northeast

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corner of said 0.2304 acre tract, and the Grantor's Southeast corner at 45.00 feet left of the existing centerline of right-of-way of Refugee Road at station 13+50.84, being witnessed by a;

THENCE continuing with the northerly right-of-way line of Refugee Road and said 0.2304 acre tract, and the Grantor's South line, **North 85 deg. 43 min. 08 sec. West** for a distance of **223.36 feet BACK TO THE TRUE POINT OF BEGINNING.**

The above-described parcel contains 0.071 acres total, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 010-118562.

The basis of bearings for the above-described parcel are based on the Grid North and the Ohio State Plane Coordinate System, South Zone, NAD83(2011), as established from a GPS survey utilizing the Ohio Department of Transportation's Virtual Reference System (VRS), performed by OHM-Advisors in November, 2015 and as expressed on said Right-of-Way plans and Centerline Plat prepared by Burgess & Niple for the City of Columbus on the existing centerline of Refugee Road by a monument box, located at the center of the box lid, at station 10+00.00 and a 1" rebar set in pavement at the centerline intersections of Refugee Road and Schwartz Road at station 28+89.33 with a bearing of South 85 deg. 43 min. 08 sec. East.

All Iron Pins described as set are 5/8" x 30" rebar with a with a yellow plastic cap stamped "R/W Burgess & Niple" and shall be placed upon notification from the City of Columbus at the completion of construction.

This description was prepared by Burgess & Niple, under the direct supervision of Michael D. Jones, P.S., Ohio License No. 8459 and is based on a recent survey of the existing boundary monument locations performed by OHM Advisors, under the direction of John Raab, Professional Surveyor, Ohio License Number 7863, under a sub-consultant agreement between Burgess & Niple and OHM Advisors, for said services.

Burgess and Niple, Inc.

Michael D. Jones PS
Ohio Reg. No. 8459

Date