

**EXHIBIT A**

LPA RX 851 WD

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Ver. Date 8/8/2018

PID 98557

**PARCEL 33-WD  
FRA-CR03-12.96  
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, County of Franklin, City of Columbus, located in Virginia Military Survey No. 7065, and being part of the 9.424 acre tract conveyed to **Andover Park II, LLC, A Delaware Limited Liability Company** (Grantor) in Instrument Number 201411030145788, the below described parcel laying on the left side of Fisher Road as shown in the centerline of FRA-CR03-12.96, as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and being described as follows:

Being a parcel of land lying north of and adjacent to the north existing right-of-way line of Fisher Road, as described in the Ohio Department of Transportation Right-of-Way plan FRA-70-03.41 (Dated 8/15/1967), and more particularly described as follows:

**Commencing** at the intersection of the centerline of existing right-of-way of Hilliard & Rome Road station 84+89.70 and the centerline of existing right-of-way of Fisher Road station 25+00.00, also being the south line of V.M.S. #7065, also being the centerline of existing right-of-way of Feder Road station 178+38.90, also being the south line of V.M.S. #7065, said point being North 86 degrees 14 minutes 38 seconds West, a distance of 700.00 feet from centerline station 32+00.00 of Fisher Road, and the south line of V.M.S. #7065, as designated by a monument at station 31+99.98, 0.05 left;

Thence South 86 degrees 14 minutes 38 seconds East, along the centerline of existing right-of-way of Fisher Road, and the south line of V.M.S. #7065, a distance of 671.08 feet to a point, being at centerline station 31+71.08;

Thence North 03 degrees 45 minutes 22 seconds East leaving said centerline, a perpendicular distance of 50.00 feet to a point on the existing north right-of-way line for Fisher Road, being the

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southeast corner of parcel of land conveyed to Brynhaven Development Corporation in Official Record 34850 G07, and being 50.00 feet left of Fisher Road centerline of right-of-way station 31+71.08, and being the **Point of Beginning** for the herein described parcel;

Thence North 03 degrees 45 minutes 22 seconds East, a distance of 20.00 feet to a pin set on said east property line of said Brynhaven Development Corporation, being 70.00 feet left of said centerline of right-of-way station 31+71.08;

Thence South 86 degrees 14 minutes 38 seconds East, a distance of 53.92 feet to a pin set, being 70.00 feet left of said centerline of right-of-way station 32+25.00;

Thence South 03 degrees 45 minutes 22 seconds West, a distance of 15.00 feet to a pin set, being 55.00 feet left of said centerline of right-of-way station 32+25.00;

Thence South 86 degrees 14 minutes 38 seconds East, a distance of 260.15 feet to a nail set on the existing west right-of-way line of Hilliard & Rome Road East, being 55.00 feet left of said existing Fisher Road centerline of right-of-way station 34+85.15;

Thence South 13 degrees 57 minutes 45 seconds West, a distance of 5.08 feet along said west right-of-way line of Hilliard & Rome Road East to a point where it intersects the north right-of-way of Fisher Road, being 50.00 feet left of said centerline of right-of-way station 34+84.25;

Thence North 86 degrees 14 minutes 38 seconds West, a distance of 313.17 feet along said north right-of-way to the **Point of Beginning**.

Containing 0.055 acre, more or less, within Franklin County Auditor's Parcel Number 010-291854. Consisting of 0.000 acres of Present Roadway Occupied.

All references herein are to records in the Recorder's Office, Franklin County, Ohio.

The basis of bearings for this description are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983(NSRS 2011), as established using GPS observations processed against the Ohio CORS network, with the centerline of right of way for Feder Road at Hilliard & Rome Road being South 86 degrees 14 minutes 38 seconds East, and are used to denote angles only.

All pins set are 5/8 inch rebar, 30 inches long, with a plastic cap stamped "2LMN, INC." All nails set are surveying MAG nails, used to minimize damage to hard surfaces.

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All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Hilliard & Rome Road as shown upon the right of way plan FRA-CR03-12.96 IMPROVEMENTS OF HILLIARD & ROME ROAD on file with the City of Columbus, Ohio.

This description was prepared under the direction of Richard F. Mathias, Registered Professional Surveyor Number 7798, 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 2LMN, Inc., and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as FRA-CR03-12.96 IMPROVEMENTS OF HILLIARD & ROME ROAD.

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Richard F. Mathias

Date

Registered Professional Surveyor No. 7798