

EXHIBIT A

LPA RX 851 WD

Page 1 of 5

Rev. 06/09

Ver. Date 8/8/2018

PID 98557

**PARCEL 25A-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).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Virginia Military Survey No. 6641, and being part of the 5.236 acre tract and the 1.074 acre tract conveyed to **METRO DEVELOPMENT, LLC** (Grantor) in Instrument Number 201708290119835 and 201509020123676, the below described parcel laying on the left side of Feder 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 the north existing right-of-way line of Feder Road, as described in the Franklin County plan Feder Road Section "A" Part, County Road No. 22 (Dated 10/19/1972) 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 #6641, 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 #6641, 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 #6641 as designated by a monument at station 31+99.98, 0.05 left;

Thence North 86 degrees 14 minutes 38 seconds West, along the centerline of existing right-of-way of Feder Road, and the south line of V.M.S #6641, a distance of 1071.24 feet to a point, being at centerline station 167+67.66;

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 Feder Road passing an

EXHIBIT A

existing 1 inch pipe found 0.07 feet east of line at 49.85 feet, being the southeast corner of a parcel of land conveyed to Waterford Pointe Investment, LLC in Instrument number 201202160022114, said point being 50.00 feet left of Feder Road centerline of right-of-way station 167+67.66, and being the **Point of Beginning** for the herein described parcel;

Thence North 03 degrees 14 minutes 58 seconds East, a distance of 11.39 feet along east property line of said Waterford Pointe Investment, LLC parcel to a pin set, also being the southwest corner of a land conveyed to the Attleigh Investment Corporation by Condo Plat Book 260, Pages 041, as declared in Instrument Number 201708280118893, being 61.39 feet left of said Feder Road centerline of right-of-way station 167+67.56;

Thence along said parcel and the north land conveyed to the Attleigh Investment Corporation the following eight (8) courses:

-South 86 degrees 12 minutes 23 seconds East, a distance of 174.28 feet to a point on a curve, being 61.28 feet left of said centerline of right-of-way station 169+41.84;

-Following a curve to the right with a radius of 94.00 feet, central angle of 85 degrees 21 minutes 49 seconds, a curve distance of 140.05 feet, a chord bearing of North 51 degrees 06 minutes 47 seconds East and a chord distance of 127.45 feet to a pin set, being 147.61 feet left of centerline station 170+35.58;

-South 86 degrees 12 minutes 23 seconds East, a distance of 98.00 feet to a pin set on a point of curvature, being 147.55 feet left of said centerline of right-of-way station 171+33.58;

-Following a curve to the left with a radius of 200.00 feet, central angle of 13 degrees 17 minutes 46 seconds, a curve distance of 46.41 feet, a chord bearing of North 87 degrees 08 minutes 44 seconds East and a chord distance of 46.31 feet to a pin set, being 152.88 feet left of centerline station 171+79.58;

-North 80 degrees 29 minutes 51 seconds East, a distance of 121.74 feet to a pin set on a point of curvature, being 180.80 feet left of said centerline of right-of-way station 172+98.08;

-Following a curve to the right with a radius of 225.00 feet, central angle of 05 degrees 19 minutes 20 seconds, a curve distance of 20.90 feet, a chord bearing of North 83 degrees 09 minutes 31 seconds East and a chord distance of 20.89 feet to a pin set, being 184.64 feet left of centerline station 173+18.62;

-North 85 degrees 48 minutes 11 seconds East, a distance of 22.76 feet to a pin set on a point of curvature, being 187.79 feet left of centerline station 173+41.16;

-Following a curve to the left with a radius of 20.00 feet, central angle of 92 degrees 42 minutes 47 seconds, a curve distance of 32.36 feet, a chord bearing of North 39 degrees 26 minutes 47 seconds East and a chord distance of 28.95 feet to a pin set on the west right-of-way

EXHIBIT A

Page 3 of 5

LPA RX 851 WD

Rev. 06/09

of Evan's Way Court, being 211.30 feet left of Feder Road right-of-way centerline station 173+58.05;

Thence South 06 degrees 55 minutes 51 seconds East, a distance of 18.67 feet along said west right-of-way to a point of curvature, being reference by a 5/8 inch reinforcing bar located 0.07 feet west and 0.14 feet south of said point, and being 192.95 feet left of Feder Road right-of-way centerline of right-of-way station 173+61.51;

Thence following a curve to the right with a radius of 463.66 feet, central angle of 10 degrees 41 minutes 14 seconds, a curve distance of 86.49 feet, a chord bearing of South 01 degrees 35 minutes 14 seconds East and a chord distance of 86.36 feet to a pin found at the point of tangent on the west right-of-way of Evan's Way Court, being 106.92 feet left of Feder Road right-of-way centerline station 173+69.58;

Thence South 03 degrees 45 minutes 22 seconds West, a distance of 36.97 feet to a pin found on a point of curvature, being 187.79 feet left of centerline station 173+41.16;

Thence following a curve to the right with a radius of 20.00 feet, central angle of 90 degrees 00 minutes 00 seconds, a curve distance of 31.42 feet, a chord bearing of South 48 degrees 45 minutes 22 seconds West and a chord distance of 28.28 feet to a point on the north existing right of way for Feder Road, being 50.00 feet left of Feder Road right-of-way centerline station 173+49.55, witnessed by an iron pin found being 49.89 feet left of centerline station 173+49.62;

Thence North 86 degrees 14 minutes 38 seconds West, a distance of 581.90 feet along said north right-of-way to the **Point of Beginning**, containing 1.074 acres.

EXCEPTING THE FOLLOWING:

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 #6641, 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 #6641, 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 #6641 as designated by a monument at station 31+99.98, 0.05 left;

Thence North 86 degrees 14 minutes 38 seconds West, along the centerline of existing right-of-way of Feder Road, and the south line of V.M.S #6641, a distance of 811.70 feet to a point, being at centerline station 170+27.20;

Thence North 03 degrees 45 minutes 22 seconds East leaving said centerline, a perpendicular distance of 69.00 feet to an iron pin, said pin being 69.00 feet left of Feder Road centerline of

EXHIBIT A

Page 4 of 5

LPA RX 851 WD

Rev. 06/09

right-of-way station 170+27.20, and being the **Point of Beginning** for the herein described parcel;

Thence following a curve to the right with a radius of 5.68 feet, central angle of 71 degrees 38 minutes 43 seconds, a curve distance of 7.10 feet, a chord bearing of North 05 degrees 03 minutes 45 seconds East and a chord distance of 6.65 feet to a pin set on a point of compound curve, being 75.65 feet left of Feder Road right-of-way centerline station 170+27.35;

Thence following a curve to the right with a radius of 16.63 feet, central angle of 49 degrees 42 minutes 25 seconds, a curve distance of 14.43 feet, a chord bearing of North 65 degrees 44 minutes 19 seconds East and a chord distance of 13.98 feet to a pin set at the point of tangent, being 82.21 feet left of Feder Road right-of-way centerline station 170+39.53;

Thence South 89 degrees 24 minutes 28 seconds East, a distance of 55.80 feet to a pin set at the point of curvature, being 85.29 feet left of Feder Road right-of-way centerline of right-of-way station 170+95.40;

Thence following a curve to the left with a radius of 225.00 feet, central angle of 10 degrees 05 minutes 41 seconds, a curve distance of 39.64 feet, a chord bearing of North 85 degrees 32 minutes 41 seconds East and a chord distance of 39.59 feet to a pin set at the point of tangent, being 90.95 feet left of Feder Road right-of-way centerline station 171+34.59;

Thence North 80 degrees 29 minutes 51 seconds East, a distance of 179.66 feet to a pin set at the point of curvature, being 132.15 feet left of Feder Road right-of-way centerline of right-of-way station 173+09.46;

Thence following a curve to the right with a radius of 175.00 feet, central angle of 07 degrees 39 minutes 15 seconds, a curve distance of 23.38 feet, a chord bearing of North 84 degrees 19 minutes 28 seconds East and a chord distance of 23.36 feet to a pin set at the point of compound curve, being 135.98 feet left of Feder Road right-of-way centerline station 173+32.50;

Thence following a curve to the right with a radius of 20.00 feet, central angle of 95 degrees 25 minutes 00 seconds, a curve distance of 33.31 feet, a chord bearing of South 44 degrees 08 minutes 24 seconds East and a chord distance of 29.59 feet to a pin set at the point of tangent, being 116.14 feet left of Feder Road right-of-way centerline station 173+54.46;

Thence South 03 degrees 34 minutes 06 seconds West, a distance of 32.09 feet to a pin set at the point of curvature, being 83.12 feet left of Feder Road right-of-way centerline station 173+54.17;

Thence following a curve to the right with a radius of 15.00 feet, central angle of 90 degrees 11 minutes 16 seconds, a curve distance of 23.61 feet, a chord bearing of South 48 degrees 39 minutes 44 seconds West and a chord distance of 21.25 feet to a pin set at the point of tangent, being 69.00 feet left of Feder Road right-of-way centerline station 173+09.46;

