

EXHIBIT A

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Ver. Date 3-24-2022

PID 105732

**PARCEL 11-WD
FRA-C.R.96-1.71 (CASSADY AVE.)
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, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of Lots 1-3 in the Patrick H. Cassady's Parcels recorded in Auditor's Plat Book 9, page 288 and conveyed to Mark E. Lisska in Official Record 34649, Page B04, Official Record 34649, Page B01, Instrument Number 200608040153996, and Instrument 200608040153993 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline of proposed right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at an iron pipe found at the grantor's southwest corner being the southwest corner of said Lot 1 and the north line of a 15.00 feet alley dedicated to the city of Columbus in deed book 1287, page 281 and on the easterly existing right of way for Cassady Avenue, said point being 14.78 feet right of the proposed centerline of Cassady Avenue at station 20+47.99, and 153.59 feet right of the centerline of proposed right of way and construction for Fifth Avenue at station 204+79.61 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the west line of said Lot 1 and the easterly existing right of way for Cassady Avenue, **North 09 degrees 35 minutes 04 seconds East, 101.16 feet** to a point at the southerly existing right of way for 5th Avenue as conveyed to the City of Columbus in Instrument 200311050353992, said point being 13.60 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 21+49.14 and 53.10 feet right of the centerline of proposed right of way and construction for Fifth Avenue at station 204+91.31;

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- 2) **Thence**, across said Lot 1 and along the southerly existing right of way for 5th Avenue, the southerly line of said City of Columbus tract, **North 71 degrees 34 minutes 38 seconds East, 19.11 feet** to a point, said point being 46.14 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 205+09.11;
- 3) **Thence**, across said Lot 1 and along the southerly existing right of way for 5th Avenue, the southerly line of said City of Columbus tract, **North 34 degrees 59 minutes 23 seconds East, 11.24 feet** to a point, said point being 36.61 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 205+15.07;
- 4) **Thence**, across said Lots 1-3 and the southerly existing right of way for 5th Avenue and along the south line tracts conveyed to the City of Columbus in Instruments 200311050353992, and 200206210153866, **South 87 degrees 17 minutes 04 seconds East, 78.42 feet** to a point at the grantor's northeast corner, being on the common line between lots 3 and 4, the southeast corner of a City of Columbus tract conveyed in Instrument 200206210153866 and being the southwest corner of a tract conveyed to the City of Columbus conveyed in Instrument 200211120286853, said point being 36.30 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 205+93.48;
- 5) **Thence**, along the common line between lots 3 and 4, **South 02 degrees 46 minutes 23 seconds West, 7.10 feet** to an iron pin set, said pin being 43.40 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 205+93.51;
- 6) **Thence**, across said Lot 3, **North 86 degrees 59 minutes 14 seconds West, 31.99 feet** to an iron pin set on the common line between lots 2 and 3, said pin being 43.36 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 205+61.52;
- 7) **Thence**, across said Lot 2, **South 67 degrees 28 minutes 06 seconds West, 35.38 feet** to an iron pin set on the common line between lots 1 and 2, said pin being 58.58 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 205+29.58;
- 8) **Thence**, across said Lot 1, **South 38 degrees 39 minutes 50 seconds West, 36.29 feet** to an iron pin set, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 21+16.66;
- 9) **Thence**, across said Lot 1, **South 10 degrees 15 minutes 09 seconds West, 65.98 feet** to an iron pin set on the south line of said Lot 1 and the north line of said 15.00 foot alley, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 20+50.68;

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10) **Thence**, along the south line of said Lot 1 and the north line of said 15.00 foot alley, **North 87 degrees 19 minutes 52 seconds West, 20.39 feet** to the **TRUE POINT OF BEGINNING**, containing 0.081 acres.

The parcel of land described contains, 0.081 acres, more or less of which 0.065 acres in Franklin County Auditor's Parcel Number 010-068223-00, 0.011 acres in Franklin County Auditor's Parcel Number 010-066405-00, 0.005 acres in Franklin County Auditor's Parcel Number 010-028379-00, including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, September, 2020.

Grantor claim title by Official Record 34649, Page B04, Official Record 34649, Page B01, Instrument Number 200608040153996, and Instrument 200608040153993, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date