

EXHIBIT A

LPA RX 851 WD

Page 1 of 4

Rev. 06/09

Ver. Date 09/12/2016

PID 95549

**PARCEL 9-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 City of Columbus, County of Delaware, and State of Ohio, being in Farm Lot 18, Quarter Township 4, Township 3 North, Range 18 West of the United States Military District, and being a part of that 1.085 acre tract conveyed to Polaris RC, LLC, an Ohio Limited Liability Company, by Official Record 833, Page 302, all references being to the Delaware County Recorder's Office, Delaware County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the south side of the centerline of existing right-of-way of Polaris Parkway, as shown and delineated upon the centerline plat with the right-of-way plans designated as Arterial Street Rehabilitation – Polaris Parkway prepared for the City of Columbus, Department of Public Services, by Carpenter Marty Transportation Inc., as recorded in Official Record Volume 1450, Page 927 (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at a point of tangency in said centerline, said pin being Station 169+55.73 in said centerline;

EXHIBIT A

LPA RX 851 WD

Page 2 of 4

Rev. 06/09

Thence along said centerline the following two courses:

- 1) North $46^{\circ} 10' 37''$ East a distance of 502.91 feet to a point of curvature in said centerline, said point being Station 174+58.64 in said centerline;
- 2) With a curve to the right having a radius of 1432.39 feet, a central angle of $11^{\circ} 35' 29''$, an arc length of 289.78 feet, a chord bearing North $51^{\circ} 58' 21''$ East, and a chord distance of 289.29 feet to Station 177+48.42 in said centerline;

Thence South $32^{\circ} 13' 54''$ East a distance of 50.00 feet to the Grantor's northwesterly corner, said point being 50.00 feet right of Station 177+48.42 in said centerline, said point also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

Thence along the Grantor's northerly line, also being the existing southerly right-of-way line of said Polaris Parkway with a curve to the right having a radius of 1382.39 feet, a central angle of $11^{\circ} 34' 43''$, an arc length of 279.36 feet, a chord bearing North $63^{\circ} 33' 27''$ East, and a chord distance of 278.88 feet to a $5/8''$ iron pin found at the Grantor's northeasterly corner, said pin being 50.00 feet right of Station 180+37.88 in said centerline;

Thence along the Grantor's easterly line South $34^{\circ} 53' 44''$ East a distance of 20.64 feet to an iron pin set in the proposed southerly right-of-way line of said Polaris Parkway, said pin being 70.00 feet right of Station 180+43.22 in said centerline;

Thence along said southerly line the following three courses:

- 1) With a curve to the left having a radius of 1362.39 feet, a central angle of $10^{\circ} 55' 52''$, an arc length of 259.92 feet, a chord bearing South $64^{\circ} 05' 42''$ West, and a chord distance

EXHIBIT A

Page 3 of 4

LPA RX 851 WD

Rev. 06/09

of 259.53 feet to a magnetic nail set 70.00 feet right of Station 177+69.95 in said centerline;

- 2) South $31^{\circ} 21' 25''$ East a distance of 7.00 feet to a magnetic nail set 77.00 feet right of Station 177+69.95 in said centerline;
- 3) With a curve to the left having a radius of 1355.39 feet, a central angle of $0^{\circ} 47' 03''$, an arc length of 18.55 feet, a chord bearing South $58^{\circ} 14' 14''$ West, and a chord distance of 18.55 feet to a magnetic nail set in the Grantor's westerly line, said nail being 77.00 feet right of Station 177+50.34 in said centerline;

Thence along said westerly line North $36^{\circ} 05' 14''$ West a distance of 27.06 feet to the TRUE POINT OF BEGINNING, containing 0.131 acres, of which the present road occupies 0.000 acres.

The above described tract is located in Auditor's Parcel Number 318-442-02-055-000.

Grantor claims title by Official Record 833, Page 302, Delaware County Recorder's Office.

This description is based on a survey performed for the City of Columbus in June of 2015 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on June 30, 2016 by Kevin P. Carpenter, Registered Surveyor Number 8124.

The bearings found herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Bearings shown hereon are based on true north observed by Carpenter Marty Transportation, using a Leica GNSS Viva CS15/GS15 receiver. Based on this the bearing of Interstate 71 is North $3^{\circ} 32' 22''$ East.

EXHIBIT A

Page 4 of 4

LPA RX 851 WD

Rev. 06/09

Monuments referred to as iron pins set are $\frac{3}{4}$ " x 30" topped by a 2" diameter aluminum cap stamped "CITY OF COLUMBUS R/W, P.S. 8124". Right of way monuments called for as set herein shall be set upon completion of the acquisition process.