

EXHIBIT A

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LPA RX 851 WD

Ver. Date 02/10/2022

PID 114254

**PARCEL 29-WD2
FRA-161-13.03
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, OHIO, A MUNICIPAL CORPORATION**

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, lying in Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, and being part of a 1.549 acre tract conveyed to KGL Cook Ltd., an Ohio Limited Partnership (hereinafter referred to as "Grantor") by deed of record in Instrument Number 199904230102074 (Franklin County Parcel Number 010-196706-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the intersection of the centerline right-of-way of East Dublin Granville Road (SR 161) (FRA-161-11.57) (width varies), centerline station 690+16.35 and center line of right-of-way of Spring Run Drive (50 feet in width), centerline station 31+47.04, being referenced by a found iron pin in concrete at East Dublin Granville Road (SR 161) centerline station 695+00.18, which bears South 75° 19' 01" East a distance of 483.83 feet;

Thence the following three (3) courses and distances along the centerline of right-of-way of Spring Run Drive;

1. North 12° 47' 17" East a distance of 179.63 feet to a 1 inch steel rod at a point of curvature at centerline Station 33+26.67;
2. Along a curve to the left with a radius of 225.00 feet, a delta angle of 29° 24' 43", an arc length of 115.50 feet, a chord distance of 114.24 feet, and a chord bearing of North 11° 02' 43" West, to a 1 inch steel rod at a point of reverse curvature at centerline station 34+42.17;

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3. Along a curve to the right with a radius of 225.00 feet, a delta angle of $06^{\circ} 34' 59''$, an arc length of 25.85 feet, a chord distance of 25.84 feet, and a chord bearing of North $22^{\circ} 27' 35''$ West, to a point of tangency at centerline station 34+68.02;

Thence North $70^{\circ} 49' 54''$ East a distance of 25.00 feet crossing Spring Run Drive to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", at a point on the easterly right-of-way line of Spring Run Drive, deeded to the City of Columbus by deed of record in Official Record 3961, Page D05 and the westerly line of the 1.549 acre tract, 25.00 feet right of centerline station 34+68.02 and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence the following two (2) courses along the easterly right-of-way line of Spring Run Drive and the westerly line of the 1.549 acre tract;

1. Along a curve to the right with a radius of 200.00 feet, a delta angle of $22^{\circ} 49' 47''$, an arc length of 79.69 feet, a chord bearing of North $07^{\circ} 45' 13''$ West, and a chord distance of 79.16 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", at a point of tangency, 25.00 feet right of centerline station 35+57.67;
2. North $03^{\circ} 39' 41''$ East a distance of 155.91 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", at a point of curvature at a southwesterly corner of a 0.2082 acre tract conveyed to the City of Columbus, Ohio, by deed of record in Official Record 4279 IO3, 25.00 feet right of centerline station 37+13.58;

Thence the following two (2) courses along the southerly right-of-way line of Fuji Drive and the northerly line of the 1.549 acre tract;

1. Along a curve to the right with a radius of 20.00 feet, a delta angle of $89^{\circ} 58' 58''$, an arc length of 31.41 feet, a chord bearing of North $48^{\circ} 39' 37''$ East, and a chord distance of 28.28 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", at a point of tangency, 25.00 feet right of centerline station 37+84.25;
2. South $86^{\circ} 20' 23''$ East a distance of 50.71 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", 25.00 feet right of centerline station 38+34.97;

Thence leaving the southerly right-of-way line of Fuji Drive the following six (6) courses across the 1.549 acre tract;

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1. Along a curve to the left with a radius of 79.00 feet, a delta angle of $27^{\circ} 35' 46''$, an arc length of 38.05 feet, a chord bearing of South $65^{\circ} 36' 34''$ West with a chord distance of 37.68 to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of tangency, 42.72 feet right of centerline station 38+01.71;
2. South $51^{\circ} 48' 41''$ West a distance of 11.56 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of curvature, 50.43 feet right of centerline station 37+93.10;
3. Along a curve to the left with a radius of 79.00 feet, a delta angle of $35^{\circ} 21' 13''$, an arc length of 48.75 feet, a chord bearing of South $34^{\circ} 08' 05''$ West with a chord distance of 47.98 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of tangency, 29.51 feet right of centerline station 36+66.79;
4. Along a curve to the left with a radius of 189.00 feet, a delta angle of $10^{\circ} 58' 45''$, an arc length of 36.22 feet, a chord bearing of South $09^{\circ} 09' 36''$ West with a chord distance of 36.16 to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", 26.04 feet right of centerline station 36+30.80;
5. South $03^{\circ} 40' 13''$ West a distance of 74.63 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of curvature, 26.03 feet right of centerline station 35+55.97;
6. Along a curve to the left with a radius of 205.00 feet, a delta angle of $21^{\circ} 47' 22''$, an arc length of 77.96 feet, a chord bearing of South $07^{\circ} 13' 28''$ East with a chord distance of 77.49 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." on the easterly right-of-way line of Spring Run Drive to the **TRUE POINT OF BEGINNING**, containing 0.042 acres, more or less, being subject to all easements, restrictions, and rights-of-way record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in May 2019 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of East Dublin Granville Road (SR 161) being South $75^{\circ} 19' 01''$ East.

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Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

All station and offsets referenced in this description are from the right-of-way centerline of Spring Run Drive as described in the plan known as "IMPROVEMENTS OF SR 161 PHASE 1 / PART 2 SPRING RUN DRIVE / PARKVILLE STREET" on file with the Ohio Department of Transportation and the City of Columbus.


Robert J. Sands,
Professional Surveyor No. 8053



02/10/22
Date

Split
0.042 acre
outlot
(010)
196706

