

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 4-22-2022

PID

**PARCEL 15-WD
2019 ADA RAMP PROJECT**

**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 4, Township 1, Range 18, U.S. Military Lands and being parts of Lot 196, of Indianola Park View Addition as recorded in Plat Book 9, page 1-B and conveyed to Ryan Robert Craig and Caitlan B. Craig in Instrument 2022010040002150 in the Franklin County Recorder's Office. The below described parcel laying on the south side of Arcadia Avenue, and being more particularly described as follows:

COMMENCING at an 8 inch mag nail set at the intersection of right of ways for the south side of a 20 foot alley, dedicated in said Plat Book 9, Page 1-B and the east side of Fourth Street (100' R/W), being the northwest corner of said Lot 196, Thence, along said south right of way of said 20 foot alley, South 86 degrees 48 minutes 24 seconds East, 1.78 feet, said iron pin set being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract, **South 02 degrees 28 minutes 08 seconds East, 7.14 feet** to an iron pin set on the existing Right of Way line for Fourth Street (100' R/W);
- 2) **Thence**, along the grantor's west line and the east existing Right of Way line for Fourth Street (100' R/W), with a curve to the right having a radius of 50.00, a central angle of 08 degrees 38 minutes 07 seconds, an arc length of 7.54 feet and a chord that bears, **North 16 degrees 04 minutes 02 seconds West, 7.53 feet** to a point at the intersection of right of ways on the northwest corner of lot 196 being on the south existing Right of Way of said 20 foot alley and the east existing Right of Way line for Fourth Street (100' R/W).

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- 3) **Thence**, along the grantor’s north line and the south existing Right of Way of said 20 foot alley, **South 86 degrees 48 minutes 24 seconds East, 1.78 feet** to the **TRUE POINT OF BEGINNING**, containing 0.0001 acres, being 5.609 square feet.

The parcel of land described contains, 0.0001 acres, being 5.609 square feet, more or less and is located in Franklin County Auditor’s Parcel Number 010-039050-00, 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, June, 2021.

Grantor claim title by Instrument 2022010040002150, as recorded in the Franklin County Recorder’s Office.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2021 and being a bearing of North 86 degrees 48 minutes 24 seconds West of the north existing right of way line of Arcadia Avenue as shown in the 2019 ADA Ramp Project Right of Way plan set on file with the City of Columbus.

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

Date