

EXHIBIT A

LPA RX 851 WD

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Ver. Date 6-9-2025

PID 116785

**PARCEL 2-WD2
IMPROVEMENTS TO BIG WALNUT TRAIL
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, 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 2N, Range 17W, U.S. Military District and being part of a 13.871 acre tract conveyed to Tanager Woods Owners Association in Deed Book 3404, page 665 as platted with Sunbury Heights P.U.D. District 1 in Plat book 46, page 77 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline right of way for Sugarbush Boulevard (60.00 feet wide) and recorded in Plat Book 46, Page 77, and being more particularly described as follows:

COMMENCING at a $\frac{3}{4}$ " iron pipe found in good condition at a 20.00 foot radius return on the southerly existing right of way for said Sugarbush Boulevard and the westerly existing right of way for Wrangell Place (50.00 feet wide) and recorded in Plat Book 46, Page 77, said pin being 30.00 feet right of the centerline of Sugarbush Boulevard at station 8+03.97 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the 20.00 foot radius return on the southerly existing right of way for said Sugarbush Boulevard and the westerly existing right of way for said Wrangell Place with a curve to the right having a radius of 20.00 feet, a central angle of 90 degrees 13 minutes 09 seconds, an arc length of 31.49 feet and a chord that bears **South 41 degrees 12 minutes 55 seconds East 28.34 feet** to a $\frac{3}{4}$ inch iron pipe found in good condition at a 20.00 foot radius return for the southerly existing right of way for said Sugarbush Boulevard and the westerly existing right of way for said Wrangell Place, said pipe being 50.08 feet right of the centerline of said Sugarbush Boulevard at station 8+23.96;

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- 2) **Thence**, with the westerly existing right of way for said Wrangell Place, **South 04 degrees 21 minutes 02 seconds West 14.92 feet** to an iron pin set, said pin being 65.00 feet right of the centerline of said Sugarbush Boulevard at station 8+23.79;
- 3) **Thence**, across the said 13.871 acre tract, **North 86 degrees 25 minutes 58 seconds West 141.37 feet** to an iron pin set, said pin being 65.00 feet right of the centerline of said Sugarbush Boulevard at station 6+80.00;
- 4) **Thence**, across the said 13.871 acre tract, **North 01 degrees 32 minutes 45 seconds East 10.00 feet** to an iron pin set, said pin being 55.00 feet right of the centerline of said Sugarbush Boulevard at station 6+80.00;
- 5) **Thence**, across the said 13.871 acre tract, **South 87 degrees 41 minutes 52 seconds West 115.35 feet** to an iron pin set, said pin being 46.00 feet right of the centerline of said Sugarbush Boulevard at station 5+50.00;
- 6) **Thence**, across the said 13.871 acre tract, **South 71 degrees 20 minutes 01 seconds West 64.18 feet** to an iron pin set on the 20.00 radius return for the easterly existing right of way for Sayan Place (50.00 feet wide) and recorded in Plat Book 46, Page 77 and the southerly existing right of way for said Sugarbush Boulevard, said pin being 46.00 feet right of the centerline of said Sugarbush Boulevard at station 4+82.68;
- 7) **Thence**, with the 20.00 radius return for the easterly existing right of way for said Sayan Place and the southerly existing right of way for said Sugarbush Boulevard with a curve to the right having a radius of 20.00 feet, a central angle of 76 degrees 54 minutes 50 seconds, an arc length of 26.85 feet and a chord that bears **North 30 degrees 11 minutes 41 seconds East 24.88 feet** to an iron pin set on the southerly existing right of way for said Sugarbush Boulevard, said pin being 30.00 feet right of the centerline of said Sugarbush Boulevard at station 5+00.18;
- 8) **Thence**, with the southerly existing right of way for said Sugarbush Boulevard with a curve to the right having a radius of 420.00 feet, a central angle of 25 degrees 01 minutes 27 seconds, an arc length of 183.44 feet and a chord that bears **North 81 degrees 09 minutes 50 seconds East 181.98 feet** to an iron pin set on the southerly existing right of way for said Sugarbush Boulevard, said pin being 30.00 feet right of the centerline of said Sugarbush Boulevard at station 6+96.72;
- 9) **Thence**, with the southerly existing right of way for said Sugarbush Boulevard, **South 86 degrees 19 minutes 30 seconds East, 107.24 feet** to the **TRUE POINT OF BEGINNING**, containing 0.198 acres.

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The parcel of land described contains, 0.198 acres, more or less in Franklin County Auditor's Parcel Number 600-162933-00 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, May, 2024.

Bearings based on a GPS survey performed by the Franklin County Engineer's Office on monuments FCGS 4420 and FCGS 9959 being South 86 degrees 01 minutes 16 seconds East, and based on the NAD83 State Plane Coordinate System, Ohio south zone.

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

Date