

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 04/07/2021

PID 105736

**PARCEL 3-WD
FRA-SOUDER AVENUE 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, County of Franklin, V.M.S. 1393, City of Columbus and being part of Lots 142 and 143 of the Town Plat of Franklinton, Deed Book 2, Pages 77-78, Ross County Recorder's Office, 1802, transcribed to the deeds and plats of Ross-Fairfield Counties, Pages 44-46, Franklin County Recorder's Office and conveyed to WBS Columbus, LLC, an Ohio Limited Liability Company, as recorded in Instrument Number 201111100146712 of said county records and bounded and described as follows:

BEGINNING at the northwest corner of said Lot 142, the intersection of the east existing right of way of Souder Avenue (49.5' Right of Way), originally dedicated three poles wide as Darby Street, as recorded in Deed Book 2, Pages 77-78, Ross County Recorder's Office, 1802, transcribed to the deeds and plats of Ross-Fairfield Counties, Pages 44-46, Franklin County Recorder's Office and the south existing right of way of Scott Street, originally dedicated as three poles in width, Ross-Fairfield Book, Page 44, 24.75 feet right of station 4+94.99, witnessing a 5/8 inch rebar (found), bearing North 34 degrees 13 minutes 44 seconds West, a distance of 3.48 feet;

Thence on the south existing right of way of said Scott Street and the north line of said Lot 142, **North 81 degrees 26 minutes 20 seconds East**, a distance of **14.25 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 39.00 feet right of station 4+94.98;

Thence through said Lots 142, **South 30 degrees 45 minutes 11 seconds West**, a distance of **14.19 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 30.00 feet right of station 4+84.00;

Thence, continuing through said Lot 142 and said Lot 143, **South 08 degrees 35 minutes 41 seconds East**, a distance of **162.27 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", on the easterly line of a tract

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conveyed to the City of Columbus as recorded in Deed Book 3128, Page 111, 30.00 feet right of station 3+21.73;

Thence on the easterly line of said City of Columbus lands, **North 53 degrees 34 minutes 41 seconds West**, a distance of **7.43 feet** to the northwest corner of said City of Columbus lands, on the east existing right of way of Souder Avenue (49.5' Right of Way), originally dedicated three poles wide as Darby Street, as recorded in Deed Book 2, Pages 77-78, Ross County Recorder's Office, 1802, transcribed to the deeds and plats of Ross-Fairfield Counties, Pages 44-46, Franklin County Recorder's Office and the west line of said Lot 143, 24.75 feet right of station 3+26.99;

Thence on the east existing right of way of said Souder Avenue and the west line of said Lots 142 and 143, **North 08 degrees 35 minutes 41 seconds West**, a distance of **168.00 feet** to the **Point of Beginning**, containing 0.022 acres, of which the present road occupies 0.000 acres and being part of Franklin County Auditor's Parcel Number 010-066587-00.

The bearings for this description are based on the bearing between City of Columbus Monuments "15-83 RESET" and "18-83" being North 80 degrees 50 minutes 29 seconds East, as measured with GPS methods using Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

Station values in this description are based on the intersection of Souder Avenue and Broad Street being Souder Avenue station 0+00.00 and Broad Street station 10+00.00.

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from an actual field survey conducted for the City of Columbus, Ohio, in August, 2018.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney, P.S.
Ohio Professional Surveyor No. 7900