

**EXHIBIT A**

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 8/8/2018

PID 98557

**PARCEL 29-WD  
FRA-CR03-12.96  
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, County of Franklin, City of Columbus, located in Virginia Military Survey No. 7326, and being part of the 1.293 acre tract conveyed to **Sam and Izzy, LLC** (Grantor) in Instrument Number 201708080109488, the below described parcel laying on the right side of Feder Road as shown in the centerline of FRA-CR03-12.96, as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, and being described as follows:

Being a parcel of land lying south of the south existing right-of-way line of Feder Road, as described in the Franklin County plan Feder Road Section "A" Part, County Road No. 22 (Dated 10/19/1972) and more particularly described as follows:

**Commencing** at the intersection of the centerline of existing right-of-way of Hilliard & Rome Road station 84+89.70 and the centerline of existing right-of-way of Fisher Road station 25+00.00, also being the north line of V.M.S. #7326, also being the centerline of existing right-of-way of Feder Road station 178+38.90, also being the north line of V.M.S. #7326, said point being North 86 degrees 14 minutes 38 seconds West, a distance of 700.00 feet from centerline station 32+00.00 of Fisher Road, and the north line of V.M.S. #7326 as designated by a monument at station 31+99.98, 0.05 left;

Thence North 86 degrees 14 minutes 38 seconds West, along the centerline of existing right-of-way of Feder Road, and the north line of V.M.S. #7326, a distance of 423.58 feet to a point, being at centerline station 174+15.32;

Thence South 03 degrees 45 minutes 22 seconds West leaving said centerline, a perpendicular distance of 50.00 feet to a point on the existing south right-of-way line of Feder Road, being the

## EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

northwest corner of a parcel of land conveyed to Dean E. Salts in Instrument number 201312160205511 being referenced by a 1" pipe with an illegible cap found being 0.12 feet south and 0.16 feet west, said point being 50.00 feet right of Feder Road centerline of right-of-way station 174+15.32, and being the **Point of Beginning** for the herein described parcel;

Thence South 03 degrees 51 minutes 44 seconds West, a distance of 18.00 feet along the west property line of said Dean E. Salts parcel to a pin set, passing a pin set at 15.00 feet, being 68.00 feet right of said centerline of right-of-way station 174+15.29;

Thence North 86 degrees 14 minutes 38 seconds West, a distance of 165.65 feet to a pin set on the east property line of a parcel of land conveyed to Hartford Village Commons Condominiums in Instrument number 200508180167844, being 68.00 feet right of said centerline of right-of-way station 172+49.64;

Thence North 03 degrees 51 minutes 44 seconds East, a distance of 18.00 feet along the east property line of said Hartford Village Commons Condominiums parcel to a point on said existing south right-of-way line of Feder Road, being 50.00 feet right of said centerline of right-of-way station 172+49.67;

Thence South 86 degrees 14 minutes 38 seconds East, a distance of 165.65 feet along said south right-of-way line of Feder Road to the **Point of Beginning**.

Containing 0.068 acre, more or less, within Franklin County Auditor's Parcel Number 010-259869. Consisting of 0.000 acres of Present Roadway Occupied.

All references herein are to records in the Recorder's Office, Franklin County, Ohio.

The basis of bearings for this description are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983(NSRS 2011), as established using GPS observations processed against the Ohio CORS network, with the centerline of right of way for Feder Road at Hilliard & Rome Road being South 86 degrees 14 minutes 38 seconds East, and are used to denote angles only.

All pins set are 5/8 inch rebar, 30 inches long, with a plastic cap stamped "2LMN, INC.".

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Feder Road as shown upon the right of way plan FEDER ROAD, SECTION "A" PART (COUNTY ROAD NO. 22) -dated 10/19/1972, on file with the City of Columbus, Ohio.

**EXHIBIT A**

Page 3 of 3

LPA RX 851 WD

Rev. 06/09

This description was prepared under the direction of Richard F. Mathias, Registered Professional Surveyor Number 7798, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by 2LMN, Inc., and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as FRA-CR03-12.96 IMPROVEMENTS OF HILLIARD & ROME ROAD.

---

Richard F. Mathias                      Date  
Registered Professional Surveyor No. 7798