

EXHIBIT A

LPA RX 851 WD

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Ver. Date 6-9-2025

PID 116785

**PARCEL 4-WD
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 5.892 acre tract conveyed to Northland Church of the Nazarene, an Ohio Corporation not for profit in Deed Book 3388, Page 623 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline right of way for Sunbury Road (R/W varies) as shown in the Right of Way plans for FRA-270-(31.01)(33.64), and being more particularly described as follows:

COMMENCING at an iron pin set at the southeast corner of Lot 1 of the Strawberry Patch in Plat Book 57 Page 25 conveyed to Louis F. Speert in Instrument 200605120091836 and being on the westerly existing right of way of relocated Watt Road as acquired by the State of Ohio in Deed Book 2919, Page 89 and being the grantor's northeast corner, said pin being 75.74 feet right of the centerline of Watt Road at station 22+44.01 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's east line and the west line of said relocated Watt Road, **South 23 degrees 56 minutes 17 seconds East, 234.39 feet** to a 5/8 inch rebar found in good condition at the southeast corner of the said 5.892 acre tract and being the northwest corner of the intersection of said Relocated Watt Road and Sunbury Road, said pin being 50.00 feet left of the centerline of Sunbury Road at station 21+96.26;

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- 2) **Thence**, along the east line of said 5.892 acre tract and the westerly existing Right of Way for said Sunbury Road, **South 47 degrees 31 minutes 37 seconds West 25.82 feet** to a 5/8 inch rebar found in good condition at the southeast corner of said 5.892 acre tract and being the northeast corner of a 4.691 acre tract conveyed to Kristee M. Rogers and Julie A. Moudry Co-Trustees of the Kristee M. Rogers and Julie A. Moudry Revocable Family Trust as recorded in Instrument 202312050126377, said pin being 50.00 feet left of the centerline of said Sunbury Road at station 21+70.42;
- 3) **Thence**, along the south line of said 5.892 acre tract and the north line of said 4.691 acre tract, **North 86 degrees 19 minutes 58 seconds West, 20.80 feet** to an iron pin set, said pin being 65.00 feet left of the centerline of said Sunbury Road at station 21+56.01;
- 4) **Thence**, across the said 5.892 acre tract, **North 47 degrees 31 minutes 04 seconds East, 26.05 feet** to an iron pin set, said pin being 65.00 feet left of the centerline of said Sunbury Road at station 21+82.08;
- 5) **Thence**, across the said 5.892 acre tract, **North 19 degrees 18 minutes 09 seconds West, 225.41 feet** to the **TRUE POINT OF BEGINNING**, containing 0.058 acres.

The parcel of land described contains, 0.058 acres, more or less in Franklin County Auditor's Parcel Number 600-137534-00 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.

Grantor claim title by Instrument 202312050126377, as recorded in the Franklin County Recorder's Office.

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