

EXHIBIT A

LPA RX 851 WD

Page 1 of 2

Rev. 06/09

Ver. Date 05/03/2017

PID 99815

**PARCEL 14-WD
TUTTLE CROSSING BOULEVARD AND AVERY ROAD IMPROVEMENTS
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 DUBLIN, OHIO, LOCATED IN 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, and being located in Virginia Military Survey Number 3004, and being part of that 0.674 acre tract described in a deed to **City of Columbus, Ohio**, of record in Instrument Number 201703100033684, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel on the left and right sides of the proposed centerline of construction for Avery Road, as delineated on the centerline plat for Tuttle Crossing Boulevard and Avery Road Improvements, of record in Plat Book _____, Page _____, said parcel being more particularly bounded and described as follows:

Commencing for reference at Franklin County Geodetic Survey monument number 1934, said monument being at the intersection of the existing centerline of right-of-way for Rings Road and the existing centerline of right-of-way for Avery Road (south), and said monument being 46.11 feet right of Avery Road proposed centerline of construction Station 126+41.19;

Thence **South 10 degrees 44 minutes 47 seconds West**, along the existing centerline of right-of-way for Avery Road, a distance of **1,538.44 feet** to a MAG nail set at the northwest corner of said 0.674 acre tract, being the southwest corner of that 6.057 acre tract described in a deed to City of Dublin, Ohio, of record in Instrument Number 200605190097737, said MAG nail being on the southeast line of that 22.624 acre tract described in deed to Angelo J. Dallas, or his successor, as Trustee under the Angelo J. Dallas Trust Agreement dated May 17, 1996 (One-half Interest), of record in Instrument Number 199804100085905, and Dolores D'Amico, Valeric M. Scheel and Jodelle M. D'Amico, as Trustees under the Dolores D'Amico Family Trust (aka Dolores D'Amico Trust) dated February 13, 2002 (One-half Interest), of record in Instrument Number 200407130162385, said MAG nail being 6.00 feet right of Avery Road proposed centerline of construction Station 111+00.92, and said MAG nail being the **TRUE POINT OF BEGINNING** for this description;

Thence **South 79 degrees 15 minutes 13 seconds East**, along the northeast line of said 0.674 acre tract and along the southwest line of said 6.057 acre tract, a distance of **60.34 feet** to a northeast corner of said 0.674 acre tract, being a southwest corner of said 6.057 acre tract, (reference a 3/4" iron pipe bearing North 85 degrees 47 minutes 25 seconds East at a distance of 0.81 feet), said point being 66.29 feet right of Avery Road proposed centerline of construction Station 110+98.45;

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Thence North 85 degrees 47 minutes 25 seconds East, along a northwest line of said 0.674 acre tract and along a southeast line of said 6.057 acre tract, a distance of 20.35 feet to an iron pin set at the northeast corner of said 0.674 acre tract, being the northwest corner of that 2.717 acre tract described in a deed to Gage Crossing II LLC, of record in Instrument Number 201702220024905, said iron pin being 86.15 feet right of Avery Road proposed centerline of construction Station 111+02.89;

Thence South 10 degrees 44 minutes 47 seconds West, along the southeast line of said 0.674 acre tract and along the northwest line of said 2.717 acre tract, a distance of 359.90 feet to an iron pin set at the southeast corner of said 0.674 acre tract, being the southwest corner of said 2.717 acre tract, said iron pin being on the north line of that 30.00 acre tract described in a deed to Edwards Avery Road LLC, of record in Instrument Number 201701060003068, and said iron pin being 60.04 feet right of Avery Road proposed centerline of construction Station 107+51.41;

Thence South 84 degrees 39 minutes 28 seconds West, along the south line of said 0.674 acre tract and along the north line of said 30.00 acre tract, a distance of 83.26 feet to a MAG nail set at the southwest corner of said 0.674 acre tract, being the northwest corner of said 30.000 acre tract, being the southeast corner of said 22.624 acre tract, and being the northeast corner of that 1.275 acre right-of-way parcel described in a deed to City of Columbus, Ohio, of record in Instrument Number 201310040168288, said MAG nail being on the existing centerline of right-of-way for Avery Road, and said MAG nail being 15.44 feet left of Avery Road proposed centerline of construction Station 107+17.41;

Thence North 10 degrees 44 minutes 47 seconds East, along the existing centerline of right-of-way for Avery Road, along a northwest line of said 0.674 acre tract and along the southeast line of said 22.624 acre tract, a distance of 377.72 feet to the TRUE POINT OF BEGINNING for this description.


The above described right-of-way parcel contains a total area of 0.674 acres (0.257 acres lies within the present road occupied) located within Franklin County Auditor's parcel number 010-218951.

The bearings described herein are based on Grid North as referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "ASI PS-8438".

The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on September 7, 2017, is based on an actual survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

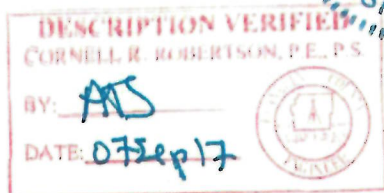
American Structurepoint, Inc.


Brian P. Bingham, PS
Registered Professional Surveyor No. 8438

0-110-K
All of
(010)
218951



9/7/2017
Date



City of Dublin, Ohio

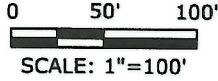


Tuttle Crossing Boulevard Ext. and Avery Road Improvements

Exhibit "B"
0.674 Ac.
Warranty
Deed

Scale:	1" = 100'
Drawn By:	JBY
Checked By:	BPB
Date:	2/3/2017
Job No.:	2012.00760

Parcel
14-WD
Sheet
1 of 1



Situated in the State of Ohio
County of Franklin, City of Columbus
Virginia Military Survey No. 3004

F.C.G.S. 1934

Point of Reference

☉ of R/W Rings Road

F.C.G.S. 8847

☉ of R/W Avery Road

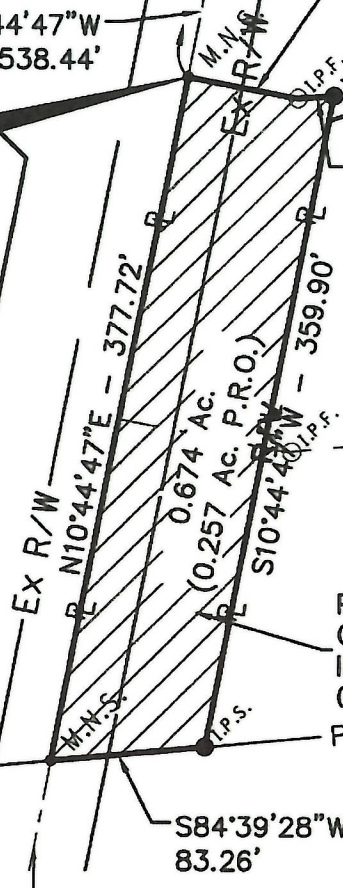
Basis of bearing:
Bearings shown hereon
are based on grid north
as referenced to the Ohio
State Plane Coordinate
System (South Zone) and
the North American
Datum of 1983 (2011
Adjustment), as
established utilizing a GPS
survey and NGS OPUS
solution.



PID: 010-218949
City of Dublin, Ohio
I.N. 200605190097737
6.057 Acres

Point of Beginning

Angelo J. Dallas, or his successor, as Trustee under the Angelo J. Dallas Trust Agreement dated May 17, 1996 (1/2-int) I.N. 199804100085905 and Dolores D'Amico, Valerie M. Scheel and Jodelle M. D'Amico, as Trustee under the Dolores D'Amico Family Trust (aka Dolores D'Amico Trust) dated February 13, 2002 (1/2-int) I.N. 200407130162385



PID: 010-297198
Gage Crossing II LLC
I.N. 201702220024905
2.717 Acres

PID: 010-218951
City of Columbus, Ohio
I.N. 201703100033684
0.674 Ac.

PID: 010-220108
Edwards Avery Road LLC
I.N. 201701060003068
30.000 Acres



Right-of-Way Parcel
City of Columbus, Ohio
I.N. 201310040168288
1.275 Acres

- I.P.S. 1/2" iron pin set w/ "Structurepoint-PS 8438" cap
- M.N.S. MAG nail set
- I.P.F. iron pipe found
- ⊗ F.C.G.S. Monument

I hereby certify that:
This drawing represents the results of an actual field survey
of the premises performed by American Structurepoint, Inc., and
is true and correct to the best of my knowledge and belief.

Brian P. Bingham, P.S. No. 8438
American Structurepoint, Inc.

Date

9/7/2017

DATE: 09/07/2017 10:41 AM
DRAWING FILE: D:\PROJECTS\17-0222\17-0222.dwg
EDITOR: DOUGLAS
DATE: 09/07/2017