

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 40-WD
FRA-SR317-10.63
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 Half Section 50, Township 12, Range 21 Refugee Lands within the City of Columbus, County of Franklin, and the State of Ohio and being part of a 0.605 acre tract as described in a deed to BILL EUGENE SMALL and DORIS MARIE SMALL, TRUSTEES OF THE SMALL REVOCABLE LIVING TRUST U/D/T 4/8/00 in Instrument Number 200208210206627 (all records are on file at the Recorder's Office, Franklin County, Ohio), said parcel being more fully described as follows:

Commencing at a standard highway monument set at the intersection of the centerline of survey of Hamilton Road (S.R. 317) having a Station of 47+64.72 and centerline of survey of Kimberly Parkway having a Station of 85+00 and shown on right of way plans for FRA-SR317-10.63 prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio, said monument being on the Half Section Line between Sections 49 and 50;

Thence North 85° 37' 21" West following the centerline of Kimberly Parkway, for a distance of 152.61 feet to station 83+47.39;

Thence South 04° 22' 39" West, leaving the centerline of Kimberly Parkway perpendicular to the previous course and courses the right of way of Kimberly Parkway as shown in the Dedication of Kimberly Parkway, North and South Eastland Park Drive, Eastpoint Drive and Hamilton Road in Plat Book 42 page 31, for a distance of 47.50 feet to an iron pin set on the northeasterly line of said 0.605 acre tract and the southerly right of way of Kimberly Parkway and being the **True Place of Beginning** of the parcel here in described;

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Thence North 85° 37' 21" West, passing through said 0.605 acre tract, for a distance of 147.24 feet to an iron pin set on the westerly line of said 0.605 acre tract and the easterly of a 0.689 acre tract as described in a deed to Mark E Wolfe in Official Record 29254 page A-10;

Thence North 04° 32' 28" East, following westerly line of the said 0.605 acre tract and the easterly line of said 0.689 acre tract, for a distance of 2.50 feet to the northwesterly corner of said 0.605 acre tract, the northeasterly corner of said 0.689 acre tract and being on the southerly right of way of Kimberly Parkway;

Thence South 85° 37' 21" East, following the southerly right of way of Kimberly Parkway and the northerly line of said 0.605 acre tract, for a distance of 144.73 feet to a ¾" iron pipe found;

Thence South 40° 33' 11" East, continuing along the southerly right of way of Kimberly Parkway and the northerly line of said 0.605 acre tract, for a distance of 3.53 feet to the **True Point of Beginning**, and containing within said bounds 365 square feet or 0.0084 acres of land, more or less in Franklin County Auditor Parcel Number 010-020077-00, of which the present road occupied is 0.000 acres of land.

All iron pin(s) set in the description above are 5/8" x 30" rebar with a yellow plastic cap stamped "MS CONS INC".

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983 (2011). With an established bearing of N 4° 22' 11" E between a monument set at the intersection of Refugee Rd. (C.R. 14) and Hamilton Rd. (S.R. 317) at Sta. 10+00.00 as shown in FRA-SR317-10.63 right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio and a monument set at the intersection of Groves Rd. and Hamilton Rd. (S.R. 317) Sta. 63+52.59 as shown in said right of way plans with a distance of 5352.59' between them. The above description was prepared by ms consultants, inc. from an actual field survey (2014-2017) and existing records.

JAMES P. VILLACRES
Professional Surveyor No. 7912