

EXHIBIT A

RX 250 WD

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Rev. 06/09

Ver. Date 01/08/25

PID 120251

**PARCEL 29-WD
FRA-STRS MT VERNON
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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, being located in Half Section 13, Township 5, Range 22, Refugee Lands, being a Part of Disposal Parcels 4 and 5 of Mt. Vernon Plaza Urban Renewal Plat as delineated on the plat recorded in Plat Book 50 pages 70 and 71, and being created out of a 0.806 acre tract as conveyed to the City of Columbus in Deed Book 3607 Page 301 at The Franklin County Recorder's Office, lying on the left (northerly) side of the centerline of Mount Vernon Avenue and being more particularly described as follows:

Commencing at a 1-inch iron pin in a monument box set at an angle point in the centerline of Mount Vernon Avenue (variable right-of-way width) at centerline station 130+24.32, being **North 77 degrees 28 minutes 32 seconds East** a distance of **4.61 feet** from the centerline intersection with Twentieth Street (50.00 foot right-of-way);

Thence **South 77 degrees 28 minutes 32 seconds West**, with the centerline of Mount Vernon Avenue, a distance of **20.60 feet** to a point on line at Mount Vernon Avenue centerline station 130+03.72, passing the centerline intersection with Twentieth Street at 4.61 feet;

Thence **North 12 degrees 31 minutes 28 seconds West**, leaving said centerline, a distance of **35.00 feet** to an iron pin set in the common corner of said Disposal Parcels 4 and 5 and the northeast corner of Disposal Parcel 11 of said Mt. Vernon Plaza Renewal Plat declared as road right-of-way in Ordinance No. 1282-2024, being in the north right-of-way line of Mount Vernon Avenue at its intersection with the west right-of-way line of Twentieth Street, being 35.00 feet left of Mount Vernon Avenue centerline station 130+03.72 and 25.00 feet right of Twentieth Street centerline station 50+89.74, said iron pin also being the **True Point of Beginning**;

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Thence **South 77 degrees 28 minutes 32 seconds West**, with said north right-of-way line of Mount Vernon Avenue, a distance of **8.32 feet** to an iron pin set 35.00 feet left of Mount Vernon Avenue centerline station 129+95.40 in said north right-of-way line, also being 33.00 feet right of Twentieth Street centerline station 50+92.03;

Thence **North 03 degrees 26 minutes 49 seconds East**, leaving said north right-of-way line of Mount Vernon Avenue, a distance of **23.29 feet** to an iron pin set at 57.39 feet left of Mount Vernon Avenue centerline station 130+01.81 and 33.00 feet right of Twentieth Street centerline station 50+68.74;

Thence **South 86 degrees 33 minutes 11 seconds East**, a distance of **8.00 feet** to an iron pin set in the west right-of-way line of Twentieth Street, being at 55.19 feet left of Mount Vernon Avenue centerline station 130+09.50 and 25.00 feet right of Twentieth Street centerline station 50+68.74;

Thence **South 03 degrees 26 minutes 49 seconds West**, with said west right-of-way line of Twentieth Street, a distance of **21.00 feet** to the **True Point of Beginning**.

The above describe area contains a total of **0.004 acres** within Franklin County Auditor's Parcel Number 010-018889-00 which includes 0.000 acres in the present road occupied.

Grantor, City of Columbus, claims the right to grant the easement by record Deed Book 3607 Page 301 of the records of Franklin County, Ohio.

All iron pins set, as shown on the plan and in the above descriptions, are 5/8 inch diameter iron rods, thirty (30) inches long with a cap stamped "Rii".

Basis of stationing:

Martin Luther King Jr. Blvd centerline stationing set = 100+00.00 at the centerline intersection of existing right-of-way Hamilton Avenue and Martin Luther King Jr Blvd as established for this project.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and an established bearing of N 81°50'55" E on the centerline of Martin Luther King Jr. Boulevard.

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This description was prepared from existing records and a field survey performed in November 2024 by Resource International, Inc.



Mark S. Ward, P.S. No. S-7514
01-22-2025

PRELIMINARY APPROVAL

ADAM W. FOWLER, P.E., P.S.

ajstuart

01/24/2025 10:38:20 AM

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.