

EXHIBIT A

**PARCEL 67-WD
0.0517 ACRE (OR 2,253.15 SQUARE FEET)
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
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, Clinton Township, being in Quarter Township 4, Township 1 North, Range 18 West of the United States Military Lands, being part of Lot 3 of the Partition of Jacob Kiner's Heirs as recorded in Deed Book 238, page 554 (all document references are to the records of Franklin County unless otherwise stated), and being a 0.0517 acre parcel out of that tract known as Franklin County Auditor's **Parcel Numbers 010-022223 and 010-022226** as conveyed to **Mahmoud Almadi and Leslie Powell Ahmadi** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201906270077960**;

Being a parcel of land lying on the left side of the existing centerline of right-of-way of Hudson Street (60' R/W – Public) and being more particularly described as follows:

COMMENCING FOR REFERENCE at a 1" iron pin set in a monument box at the intersection of the centerline of right-of-way of Hudson Street and the centerline of right-of-way of Atwood Terrace and being an angle point in the said centerline of right-of-way of Hudson Street, being the southeast corner of Almada as recorded in Plat Book volume 8, page 4-B, and being the southwest corner of Lot 3 of the Partition of Jacob Kiner's Heirs as recorded in Deed Book volume 238, page 554, said pin being at station 41+57.84 of the said centerline of right-of-way of Hudson Street;

Thence along the said centerline of right-of-way of Hudson Street and the southerly line of the said Lot 3, **South 86 degrees 17 minutes 34 seconds East for a distance of 16.96 feet** to a Mag spike set at the southwest corner of the Grantor, the southeast corner of the remainder of the said Lot 3 as conveyed to Alway Atwood by the instrument filed as Deed Book volume 321, page 41, being at station 41+74.80 of the centerline of right-of-way of Hudson Street, said spike being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's westerly line, the easterly line of the said Alway Atwood tract, and the easterly right-of-way line of Atwood Terrace, **North 03 degrees 09 minutes 01 seconds East for a distance of 32.52 feet** to an iron pin set on the proposed northerly right-of-way line of Hudson Street, said pin being 32.50 feet left of the centerline of right-of-way of Hudson Street station 41+74.50;

Thence crossing through the lands of the Grantor, **South 41 degrees 20 minutes 06 seconds East for a distance of 3.57 feet** to an iron pin set at on the existing northerly right-of-way line of Hudson Street, said pin being 30.00 feet left of the centerline of right-of-way of Hudson Street station 41+77.01;

Thence continuing through the lands of the Grantor and along the said existing northerly right-of-way line of Hudson Street, **South 86 degrees 17 minutes 34 seconds East for a distance of 72.50 feet** to a $\frac{3}{4}$ " iron pipe found on the Grantor's easterly line, the southwest corner of a that tract as conveyed to Richard D. Blume by the instruments filed as Official Record volume 7666, page J20 and Instrument Number 199805290131005, and being the northwest corner of a 0.038 acre tract as conveyed to Billie Jean Ward by the instrument filed as Deed Book volume 3427, page 140, said pipe being 30.00 feet left of the centerline of right-of-way of Hudson Street station 42+49.51;

Thence along the Grantor's easterly line, the westerly line of the said Richard D. Blume tract, **South 03 degrees 09 minutes 01 seconds West for a distance of 30.00 feet** to a Mag spike set at the southeast corner of the Grantor, the southwest corner of the said Richard D. Blume tract, on the southerly line of the said Lot 3, and on the said centerline of right-of-way of Hudson Street, said spike being at station 42+49.80 of the centerline of right-of-way of Hudson Street;

Thence along the Grantor's southerly line, the said southerly line of Lot 3, and along the said centerline of right-of-way of Hudson Street, **North 86 degrees 17 minutes 34 seconds West for a distance of 75.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.0517 acres**, **0.0516** acres are located within the Present Road Occupied resulting in a net take of **0.0001 acres** broken out as follows:

0.0258 acres out of Franklin County Auditor's **Parcel number 010-022226**

0.0259 acres out of Franklin County Auditor's **Parcel number 010-022223**

Prior instrument of record as of this writing recorded in **Instrument Number 201906270077960** in the records of Franklin County.

This description was prepared by Andrew T. Jordan, Ohio Registered Professional Surveyor number 8759, and is based on an actual field survey conducted by American Structurepoint Inc., and is true and correct to the best of my knowledge and belief.

The bearing for this description are based on Grid North as referenced to South 86 degrees 18 minutes 11 seconds East for the centerline of right-of-way of Hudson Street east of Interstate Route 71 (FRA-1-25.33) as referenced to the Ohio State Plane coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

Where described, iron pins set are 5/8" rebar, 30" long, with caps stamped "ASI PS-8759".

The stations referenced herein are from the plans known as Hudson Street on file with City of Columbus, Ohio having "E" plan number 3575.

American Structurepoint, Inc.

Andrew T. Jordan
Registered Professional Surveyor No. 8759

Date