

EXHIBIT A

Page 1 of 2

LPA RX 851 WD

Rev. 06/09

Ver. Date 4-22-2022

PID

**PARCEL 20-WD
2019 ADA RAMP PROJECT**

**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 the State of Ohio, City of Columbus, Franklin County, Part of Half Section 26, Township 5, Range 22, in Scofield's Survey of the Refugee Lands, and being parts of Lot 7 & 8, of Maris, Willard, & Little's Subdivision recorded in Plat Book 1, page 109 and conveyed to Commons at Grant Limited partnership, an Ohio Limited Partnership in Instrument 200211270304892 in the Franklin County Recorder's Office. The below described parcel laying on the right side of Grant Ave., and being more particularly described as follows:

COMMENCING at a PK Nail found at the intersection of Right of Way lines for Grant Avenue, originally created as Seventh Street, (66' R/W), as dedicated in Deed Book "F" page 332, destroyed by fire, re-platted in Plat Book 3 page 247 also represented in Plat Book 14 page 27, with the name changed in City of Columbus Ordinance 178-31, and Engler Street (32' R/W) on the northwest corner of Lot 7 platted in said Maris, Willard, & Little's Subdivision, said PK Nail being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the north line of Lot 7, being the grantor's north line and the south existing Right of Way for Engler Street (32' R/W), **North 81 degrees 57 minutes 00 seconds East, 4.80 feet** to an iron pin set;
- 2) **Thence**, across the grantor's tract, **South 08 degrees 03 minutes 00 seconds East, 2.06 feet** to an iron pin set;
- 3) **Thence**, across the grantor's tract, **South 81 degrees 57 minutes 00 seconds East, 1.04 feet** to an iron pin set;

EXHIBIT A

LPA RX 851 WD

- 4) **Thence**, across the grantor's tract, **South 06 degrees 56 minutes 29 seconds East, 15.18 feet** to an iron pin set;
- 5) **Thence**, across the grantor's tract, **South 81 degrees 57 minutes 00 seconds West, 3.47 feet** to an iron pin set on the west line of Lot 7, being the grantor's west line and the east existing Right of Way for Grant Avenue (66' R/W);
- 6) **Thence**, along the west line of Lot 7, being the grantor's west line and the east existing Right of Way for Grant Avenue (66' R/W), **North 08 degrees 03 minutes 00 seconds West, 17.24 feet** to the **TRUE POINT OF BEGINNING**, containing 0.001 acres.

The parcel of land described contains, 0.001 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-264283-00, including the present road occupies 0.000 acres, more or less.

All iron 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, June, 2021.

Grantor claim title by 200211270304892, as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2021 and being a bearing of North 08 degrees 03 minutes 30 seconds West of the west existing Right of Way line of Grant Avenue at as shown in the 2019 ADA Ramp Project Right of Way plan set on file with the City of Columbus.

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date