

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 04/16/2015

PID 95553

**PARCEL 9-WD
FRA-COTA SIDEWALKS-PHASE 2 (CAMPUS VIEW)
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, County of Franklin, City of Columbus located in Quarter Township 2, Township 2, Range 18 (USML), part of Lot 60 of Partition plat of the Scioto Land Company, DB "A" Page 194, destroyed by fire, as demonstrated in SPB 3, Page 136-7. Descriptions of said partition lots are recorded in DB A" Pages 7 & 14, and being a part of a 3.562 acre tract of land conveyed to Stafford House LLC by deed of record in I.N. 201411180154240 of the Recorders office, Franklin County, Ohio and being more particularly described as follows:

Commencing at a monument set at the centerline intersection of Campus View Boulevard and Huntington Park Drive, said monument being at station 68+72.13 (Campus View Boulevard) and station 30+70.00 (Huntington Park Drive);

Thence N 82°10'07" E along the centerline of Campus View Boulevard a distance of 38.62 feet to a point, said point being located at station 69+10.75 (Campus View Boulevard);

Thence S 7°49'53" E a distance of 63.82 feet to an iron pin set at the intersection of the easterly right-of way line of Huntington Park Drive and the southerly right-of way line of Campus View Boulevard, said iron pin being the grantor's northwest corner, being on the south line of a right-of-way parcel conveyed to the City of Columbus in I.N. 201410310144636, being 50.00 feet right of station 69+10.75 (Campus View Boulevard), and being also the **TRUE POINT OF BEGINNING**;

Thence N 82°10'07" E along the grantor's north line, and said southerly right-of-way line of Campus View Boulevard and City of Columbus right-of-way parcel a distance of 3.13 feet to an iron pin set, said iron pin being 50.00 feet right of station 69+13.87 (Campus View Boulevard);

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Thence crossing said grantor's 3.562 acre tract the next three courses - S 26°36'08" W a distance of 31.48 feet to an iron pin set, said iron pin being 38.00 feet right of station 30+00.00;

Thence S 03°10'07" W a distance of 26.08 feet to an iron pin set, said iron pin being 38.00 feet right of station 29+73.92;

Thence in a southeasterly direction with a curve to the left with a radius of 273.68 feet, a central angle of 68°44'16", an arc length of 328.33 feet, a chord bearing of S 31°12'01" E, and a chord distance of 309.00 feet to an iron pin set, said iron pin being 38.00 feet right of station 26+00.00;

Thence S 24°25'51" W a distance of 6.32 feet to an iron pin set on said easterly right-of way line of Huntington Park Drive and the grantor's west line, said iron pin being 31.68 feet right of station 26+00.00;

Thence along said easterly right-of way line of Huntington Park Drive and the grantor's west line the next five courses - in a northwesterly direction with a curve to the right with a radius of 258.87 feet, a central angle of 15°34'25" and an arc length of 70.36 feet, a chord bearing of N 55°57'05" W and a chord distance of 70.15 feet to an iron pin set, said iron pin being 34.63 feet right of station 26+78.64;

Thence N 48°09'53" W a distance of 14.25 feet to an iron pin set, said iron pin being 35.00 feet right of station 26+94.68;

Thence in a northwesterly direction with a curve to the right with a radius of 276.68 feet, a central angle of 51°20'00", an arc length of 247.89 feet, a chord bearing of N 22°29'53" W and a chord distance of 239.68 feet to an iron pin set, said iron pin being 35.00 feet right of station 29+73.92;

Thence N 03°10'59" E a distance of 21.75 feet to an iron pin set, said iron pin being 35.01 feet right of station 29+95.67;

Thence along said City of Columbus right-of-way parcel in a northeasterly direction with a curve to the right with a radius of 49.00 feet, a central angle of 41°43'49", an arc length of 35.69 feet, a chord bearing of N 24°03'11" E, and a chord distance of 34.90 feet to the **TRUE POINT OF BEGINNING**.

The above described area is contained with the Franklin County Auditor's Parcel Number 610-237387. Within said boundary is 0.031 acres, more or less.

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This description and survey was prepared and reviewed on April 16, 2015, by Joseph S. Bolzenius.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W PATRICK INC" and are to be placed at the completion of construction by the City of Columbus Survey Department.

The centerline and stationing described in this document refers to the centerline of construction on file with the City of Columbus plan "Campus View Boulevard Sidewalk Improvements (3114 Dr. E)". All stationing refers to Huntington Park Drive except as otherwise noted.

The basis of bearings in this description area based on the State Plane Coordinate System, Ohio South Zone, NAD83 (NSRS 2011), which were determined by GPS observations conducted by the Patrick Engineering survey staff. The Columbus, Mount Vernon and McConnelville CORS stations were used, which establishes a bearing along the centerline of Campus View Boulevard to be S 86°49'53" E between High Street and Vantage Drive.



Joseph S. Bolzenius, PE, PS
Reg. Surveyor No. 7526

Date