

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 12/18/2018

PID 101787

**PARCEL 13-WD1
FRA-JAMES RD AT LIVINGSTON AVE
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, OHIO, 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, and being in the Northeast Quarter of Section 19, half Section 32, Township 12, Range 21, in the Refugee Lands, and being a part of Lot 1 of Kingsgate as recorded in Plat Book volume 22, Page 30 (all document references are to the Franklin County, Ohio Recorder's office, unless otherwise stated) and being a **0.003 acre parcel** out of a 0.866 acre tract know as Franklin County Auditor's parcel number **010-218917** as conveyed to **James M. Corrova, Trustee of the James M. Corrova Trust (1/2 interest)** and **Dolores A. Corrova, Trustee of the Dolores A. Corrova Truste (1/2 interest)** (hereafter referred to as "Grantor") by the instruments filed as **Instrument Number 199906250161678 and Instrument Number 199906250161680**, respectively, and being more particularly described as follows.

COMMENCING FOR REFERENCE at a railroad spike set at a Point of Curvature in the existing centerline of right-of-way of James Road, being **South 04 degrees 43 minutes 26 seconds West at a distance of 84.54 feet** from the intersection of the said existing centerline of right-of-way of James Road and the existing centerline of right-of-way of Dover Road (60' R/W width), said spike being at **station 307+67.91** of the said existing centerline of right-of-way of James Road;

Thence along the said existing centerline of right-of-way of James Road and with a curve to the left with a **Delta angle of 23 degrees 34 minutes 24 seconds, Radius of 300.00 feet, Arc Length of 123.43 feet, a Chord Bearing of North 07 degrees 03 minutes 46 seconds West and a Chord Length of 122.56 feet to a point at station 308+92.68** of the existing centerline of right-of-way of James Road;

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Thence leaving the said existing centerline of right-of-way of James Road perpendicularly, **North 70 degrees 53 minutes 42 seconds East for a distance of 40.00 feet** to a point at the Grantor's southwesterly corner, the northwest corner of a parcel conveyed to James-Livingston Retail, LLC, an Ohio limited liability company by the instrument filed as Instrument Number 201412160166721, and being on the existing easterly right-of-way line of James Road, the southwest corner of Lot 1 of the Kingsgate subdivision, and being the northwest corner of Lot 13 of the said Kingsgate subdivision, said point being **40.00 feet right** of the existing centerline of right-of-way of James Road **station 308+92.68**, and being the **TRUE POINT OF BEGINNING** of the parcel herein described.

Thence along the Grantor's westerly line and the said existing easterly right-of-way of James road, along a curve to the left with a **Delta angle of 03 degrees 50 minutes 32 seconds, Radius of 340.00 feet, Arc Length of 22.80 feet, a Chord Bearing of North 21 degrees 01 minutes 34 seconds West and a Chord Length of 22.80 feet** to a point at an angle point in the Grantor's westerly line, the said existing easterly right-of-way line of James Road and at the southerly corner of a 0.017 acre parcel conveyed to City of Columbus by the instrument filed as Deed Book volume 2608, page 572, said point being **40.00 feet right** of the existing centerline of right-of-way of James Road **station 309+12.80**;

Thence continuing along the Grantor's westerly line, the said existing easterly right-of-way line of James Road and the easterly line of the said City of Columbus parcel, and across the said Lot 1, **North 11 degrees 53 minutes 31 seconds West for a distance of 25.06 feet** to an iron pin set, said pin being **45.68 feet right** of the existing centerline of right-of-way of James Road **station 309+34.16**;

Thence crossing through the lands of the Grantor, continuing across the said Lot 1, along a curve to the right with a **Delta angle of 06 degrees 10 minutes 48 seconds, Radius of 456.26 feet, Arc Length of 49.21 feet, a Chord Bearing of South 20 degrees 21 minutes 46 seconds East and a Chord Length of 49.19 feet** to an iron pin set on the southerly line of the Grantor and being the northerly line of the said James-Livingston Retail, LLC, an Ohio limited liability company, said point being **43.47 feet right** of the existing centerline of right-of-way of James Road **station 308+91.34**;

Thence along the Grantor's southerly line and the said northerly line of the James-Livingston Retail, LLC an Ohio limited liability company parcel, **North 85 degrees 14 minutes 39 seconds West for a distance of 3.79 feet** to the **TRUE POINT OF BEGINNING**, containing **0.003 acres**, more or less, of which **0.000 acres are within the present road occupied**, resulting in a **net take of 0.003 acres** out of Franklin County Auditor's Parcel number **010-218917**.

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Prior instrument records as of this writing recorded in **Instrument Number 199906250161680** and **Instrument Number 199906250161678** in the records of Franklin County.

This description was prepared by Brian P. Bingham, Ohio Registered Professional Surveyor number 8438, and is based on an actual field survey conducted in 2016 through 2018 under his direct supervision.

The bearing for this description are based on Grid South (Reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue East of James Road) as referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey referencing ODOT CORS stations "COLB", "OHLI" and "OHMD"

All stations listed herein are referenced to the centerlines of right-of-way as shown on the recorded plat "FRA-JAMES RD AT LIVINGSTON AVE" files as Plat Book volume 125, page 72, in the Office of the Recorder of Franklin County, Ohio.

Where described, iron pin set are 5/8" rebar, 30" long, with a cap stamped "ASI-PS 8438".

Brian P. Bingham, P.S. No. 8438
American Structurepoint, Inc.

Date