

EXHIBIT A

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LPA RX 851 WD

Ver. Date 0/26/2020

PID

**PARCEL 3A-WD
FRA-SHORT ST.
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, Half Section 27, Township 5, Range 22, and part of a 0.040 acre tract conveyed to Columbus & Hocking Valley R.R. Company in Deed Book 149, Page 139, and CSX Transportation Inc. as successor by merger of the Chesapeake and Ohio Railway as recorded in Official Record 13276, Page A14 as conveyed to by The Hocking Valley Railway Company in Deed Book 924, Page 338, as recorded in the Franklin County Recorder's Office. The below described parcel laying on the left side of the proposed centerline of right of way for Short Street in project SHORT STREET as platted by 2LMN, Inc. as recorded in Plat Book 127, Page 84-85, and being more particularly described as follows:

COMMENCING at the iron pin set at the southwest corner of existing right of way for Sycamore Street dedicated to the City of Columbus in Instrument 200410220245227, said pin being 25.11 feet left of centerline of Short Street at station 10+05.18, Thence, South 16 degrees 10 minutes 37 seconds East, 2.42 feet to an iron pin set, said pin being 27.49 feet left of the centerline of Short Street at station 10+04.83; Thence, with a curve to the right having a radius of 146.50 feet, a central angle of 78 degrees 11 minutes 08 seconds, an arc length of 199.91 feet, and a chord that bears North 56 degrees 53 minutes 41 seconds West, 184.76 feet, to an iron pin set, said pin being 26.50 feet left of the centerline of Short Street at station 11+67.92; Thence, North 20 degrees 08 minutes 00 seconds West, 28.35 feet to an iron pin set on the grantor's southernmost point and the west line of a 44.960 acre tract conveyed to the State of Ohio, as conveyed in the Canal Lands Act of 1825, and leased to Columbus and Southern Ohio Electric Company, in Lease Record 83, Page 346, and the east line of a 1.9296 acre tract conveyed to Langston, an Ohio General Partnership in Official record 5420, Page A04, said pin being

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27.65 feet left of the centerline of Short Street at station 11+96.06, and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's west line and the east line of said 1.9296 acre tract, **North 16 degrees 14 minutes 42 seconds West, 142.37 feet** to an iron pin set on the grantor's northwest corner and the southeast corner of a 1.048 acre tract conveyed to Ron Zaniewski, Inc. in Instrument Number 201510130144521, and the southwest corner of the existing right of way for Short Street as recorded in Deed Book 2358, Page 427, said pin being 23.78 feet left of the centerline of Short Street at station 13+38.38;
- 2) **Thence**, along the grantor's north line and the south line of said existing right of way for Short Street, **North 74 degrees 39 minutes 10 seconds East, 14.14 feet** to a point at the grantor's northeast corner and the southeast corner of the existing right of way for Short Street as recorded in Deed Book 2358, Page 427, and the west line of a 44.960 acre tract conveyed to the State of Ohio, as conveyed in the Canal Lands Act of 1825, and leased to Columbus and Southern Ohio Electric Company, in Lease Record 83, Page 346, said point being 9.66 feet left of the centerline of Short Street at station 13+37.77;
- 3) **Thence**, along the grantor's east line and west line of said 44.960 acre tract, **South 10 degrees 33 minutes 59 seconds East, 142.85 feet**, to the **TRUE POINT OF BEGINNING**, containing 0.023 acres.

It is understood that the parcel of land described contains, 0.023 acres, more or less, including the present road occupies 0.000 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-300648.

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, March, 2019.

Grantor claim title by Columbus & Hocking Valley R.R. Company in Deed Book 149, Page 139, and CSX Transportation Inc. as successor by merger of the Chesapeake and Ohio Railway as recorded in Official Record 13276, Page A14 as conveyed to by The Hocking Valley Railway Company in Deed Book 924, Page 338, 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 2019 and being a bearing of

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North 16 degrees 48 minutes 07 seconds West of the centerline of Short Street as shown in project Short Street, as platted by 2LMN, Inc.

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

Date