

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 03/14/2022

PID #####

**PARCEL 22-WD
E. SECOND AVENUE
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]

Situate in the State of Ohio, County of Franklin, City of Columbus, located in Fractional Section 4, Township 5, Range 22, Refugee Lands, being part of Parcel No. 17 of Plat "A" of the Partition of the Robert Neil Estate of record in Franklin County Court of Common Pleas Complete Record 153, Page 440, and being part of Tract 2 (2.694 acres) conveyed to Myflori, LLC by deeds of record in Instrument Number 201301030001507, Instrument Number 201301030001506, Instrument Number 201301030001505, Instrument Number 201301030001504, Instrument Number 201301030001503, and Instrument Number 201301030001502, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the right side of the Centerline of Right-of-Way as delineated upon the E. Second Avenue Right-of-Way Plan on file with the City of Columbus (3407-E);

Beginning at a point in the existing southerly right of way line of E. Second Avenue, in the easterly line of said Parcel No. 17, at the common corner of said Tract 2 and Lot 83 of Terrace View Addition of record in Plat Book 4, Page 250; said point being 25.00 feet right of Centerline Right-of-Way station 27+84.78;

Thence South 03 deg. 54 min. 59 sec. West, a distance of 4.00 feet along the easterly line of said Parcel No. 17, and the common line of said Tract 2 and said Lot 83, to an iron pin set, being 29.00 feet right of Centerline Right-of-Way station 27+84.75;

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

Thence the following two (2) courses and distances across said Tract 2;

1. Thence South 76 deg. 20 min. 21 sec. West, a distance of 10.20 feet to an iron pin set, being 32.00 feet right of Centerline Right-of-Way station 27+75.00;
2. Thence North 03 deg. 26 min. 50 sec. East, a distance of 7.00 feet to a point in the existing southerly right of way line of E. Second Avenue, in the Parcel No. 17 as conveyed to Charles H Neil in Deed Book 256, Page 226, and the northerly line of said Tract 2, being 25.00 feet right of Centerline Right-of-Way station 27+75.00;

Thence South 86 deg. 33 min. 10 sec. East, a distance of 9.78 feet along said existing southerly right of way line of E. Second Avenue, said Charles H Neil's remainder of Parcel No. 17, and northerly line of said Tract 2 to the **Point of Beginning** of the herein described parcel, containing 54 square feet (0.001 acres), more or less, of which 0.000 acres lies within the existing Present Road Occupied.

Of the above described area, 54 square feet, are contained within Franklin County Auditor's Parcel 010-018738.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007), as established from a GPS survey in October 2017, and are based on the bearing of South 86 deg. 41 min. 21 sec. East for the centerline of E. Second Avenue, as determined by occupying Franklin County Geodetic Control Monuments "COC17-82" and "TACKETT".

All iron pins set are 5/8 inches in diameter rebar by 30 inches long with a yellow plastic cap stamped STANTEC.

EXHIBIT A

Page 3 of 3

LPA RX 851 WD

Rev. 06/09

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Columbus in 2017, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Instrument reference as of the date this survey was prepared: Instrument Number 201301030001507, Instrument Number 201301030001506, Instrument Number 201301030001505, Instrument Number 201301030001504, Instrument Number 201301030001503, and Instrument Number 201301030001502, of the Recorder's Office, Franklin County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191

Date