

EXHIBIT A

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Rev. 06/09

LPA RX 851 WD

Ver. Date 4-22-2022

PID

**PARCEL 25-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, Section 2, Township 4, Range 22, Matthews Survey of the Congress Lands East of the Scioto, and being a 0.332 acre tract conveyed to NREA VB IV LLC, A Delaware Limited Liability Company in Instrument 201902010012854 in the Franklin County Recorder's Office. The below described parcel laying on the right side of Edsel Ave., and being more particularly described as follows:

COMMENCING at an 8 inch mag nail set at the intersection of Right of Way lines of Edsel Avenue (50' R/W) and Koebel Road (60' R/W), being the grantor's southeast corner and being the most southwestern corner of Edsel Ave. as dedicated in Walnut Springs in Plat Book 33, page 74, Thence, along the grantor's south line and the north existing Right of Way for Koebel Road, North 85 degrees 43 minutes 10 seconds West, 19.84 feet to an iron pin set on the north existing Right of Way for Koebel Road, said iron pin set being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract, with a curve to the left having a radius of 20.00, a central angle of 89 degrees 32 minutes 00 seconds, an arc length of 31.25 feet and a chord that bears, **North 49 degrees 30 minutes 50 seconds East, 28.17 feet** to an iron pin set on the grantor's east line and the west existing Right of Way for Edsel Ave. (50' R/W);
- 2) **Thence**, along the grantor's east line and the west existing Right of Way for Edsel Ave. (50' R/W), **South 04 degrees 44 minutes 50 seconds West, 19.84 feet** to a point at the intersection of Right of Way lines of Edsel Avenue (50' R/W) and Koebel Road (60' R/W), being the grantor's southeast corner and being the most southwestern corner of Edsel Ave;

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- 3) **Thence**, along the grantor's south line and the north existing Right of Way for Koebel Road, **North 85 degrees 43 minutes 10 seconds West, 19.84 feet** to the **TRUE POINT OF BEGINNING**, containing 0.002 acres.

The parcel of land described contains, 0.002 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-115950-00, including the present road occupies 0.000 acres, more or less.

All irons 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 Instrument 201902010012854, 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 South 04 degrees 44 minutes 50 seconds West of the west existing Right of Way line of Edsel 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