

EXHIBIT A

**PARCEL 67A-WD
0.061 ACRE (OR 2,671.67 SQUARE FEET)
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
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, Clinton Township, being in Quarter Township 4, Township 1 North, Range 18 West of the United States Military Lands, being part of Lot 3 of the Partition of Jacob Kiner's Heirs as recorded in Deed Book 238, page 554 (all document references are to the records of Franklin County unless otherwise stated), and being a 0.061 acre tract out of the remainder of an original 7 acre tract with no Franklin County Auditor's **Parcel Numbers assigned** as conveyed to **Alvay Atwood** (hereafter referred to as "Grantor") by the instrument filed as **Deed Book volume 312, page 41.**

Being a parcel of land lying on the left side of the existing centerline of right-of-way of Hudson Street (60' R/W – Public) and being more particularly described as follows:

BEGINNING at a 1" iron pin set in a monument box at the intersection of the centerline of right-of-way of Hudson Street and the centerline of right-of-way of Atwood Terrace and being an angle point in the said centerline of right-of-way of Hudson Street, being the southeast corner of Almada as recorded in Plat Book volume 8, page 4-B, and being the southwest corner of Lot 3 of the Partition of Jacob Kiner's Heirs as recorded in Deed Book volume 238, page 554, said pin being at station 41+57.84 of the said centerline of right-of-way of Hudson Street, said pin being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's westerly line, the westerly line of the said Lot 3, the easterly line of the said Almada, and the said centerline of right-of-way of Atwood Terrace, **North 03 degrees 09 minutes 01 seconds East for a distance of 157.50 feet** to a Mag spike set at the northwest corner of the Grantor and being the southwest corner of that tract as conveyed to Asia Taylor AKA Asia Meshae Taylor by the instrument filed as Instrument Number 201902070015427, said spike being 157.49 feet left of the centerline of right-of-way of Hudson Street station 41+56.54;

Thence along the Grantor's northerly line and the southerly line of the said Asia Taylor tract, **South 86 degrees 17 minutes 34 seconds East for a distance of 16.96 feet** to an iron pin set at

the northeast corner of the Grantor, the northwest corner of that tract as conveyed to Mahmoud Ahmadi, and Leslie Powell Ahmadi by the instrument filed as Instrument Number 201906270077960, and being on the existing easterly right-of-way line of Atwood Terrace, said pin being 157.49 feet left of the centerline of right-of-way of Hudson Street station 41+73.27;

Thence along the Grantor's easterly line, the westerly line of the said Mahmoud Ahmadi tract, and the said existing easterly right-of-way line of Atwood Terrace **South 03 degrees 09 minutes 01 seconds West for a distance of 157.50 feet** to a Mag spike set at the southeast corner of the Grantor, the southwest corner of the said Mahmoud Ahmadi, and on the said centerline of right-of-way of Hudson Street, said spike being at station 41+74.80 of the centerline of right-of-way of Hudson Street;

Thence along the Grantor's southerly line and along the said centerline of right-of-way of Hudson Street, **North 86 degrees 17 minutes 34 seconds West for a distance of 16.96 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.061 acres** (**0.061** acres are located within the Present Road Occupied resulting in a net take of **0.000 acres**), all of which are located within a parcel with no Franklin County Auditor's **Parcel number assigned**.

Prior instrument of record as of this writing recorded in **Deed Book volume 321, page 41** in the records of Franklin County.

This description was prepared by Andrew T. Jordan, Ohio Registered Professional Surveyor number 8759, and is based on an actual field survey conducted by American Structurepoint Inc., and is true and correct to the best of my knowledge and belief.

The bearing for this description are based on Grid North as referenced to South 86 degrees 18 minutes 11 seconds East for the centerline of right-of-way of Hudson Street east of Interstate Route 71 (FRA-1-25.33) as referenced to the Ohio State Plane coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

Where described, iron pins set are 5/8" rebar, 30" long, with caps stamped "ASI PS-8759".

The stations referenced herein are from the plans known as Hudson Street on file with City of Columbus, Ohio having "E" plan number 3575.

American Structurepoint, Inc.

Andrew T. Jordan
Registered Professional Surveyor No. 8759

Date

