

**EXHIBIT A**

LPA RX 851 WD

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Ver. Date 07/06/2021

PID 105736

**PARCEL 12-WD  
FRA-SOUDER AVENUE TRAIL**

**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, A MUNICIPAL CORPORATION, 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]**

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Situated in the State of Ohio, County of Franklin, V.M.S. 1393, City of Columbus and being part of Lot 220 of the Town Plat of Franklinton, Deed Book 2, Pages 77-78, Ross County Recorder's Office, 1802, transcribed to the deeds and plats of Ross-Fairfield Counties, Pages 44-46, Franklin County Recorder's Office and conveyed to GFS Chemicals, Inc., an Ohio Corporation as recorded in Instrument Number 199707100044457 of said county records and bounded and described as follows:

**COMMENCING** at a Mag Spike (set) at the northeast corner of Lot 1 of Caputos Addition, as recorded in Plat Book 14, Page 16, conveyed to GFS Chemicals, Inc., an Ohio Corporation as recorded in Official Record 4412, Page A15, Official Record 11079, Page I10, Official Record 5738, Page F10, Official Record 2466, Page A20 and Instrument Number 201705040060075, being the intersection of the west existing right of way of Souder Avenue (Width Varies), and the south existing right of way of McKinley Avenue (60' Right of Way), and the northwest corner of lands conveyed to the City of Columbus, as recorded in Deed Book 484, Page 148, 24.75 feet left of station 11+96.26;

Thence on the west existing right of way of said Souder Avenue, **South 08 degrees 35 minutes 41 seconds East**, a distance of **240.27 feet** to a point 24.75 feet left of station 9+55.79;

Thence through said Souder Avenue, **North 81 degrees 24 minutes 19 seconds East**, a distance of **49.50 feet** to the Grantor's southwest corner and the westerly corner of lands in the name of The Board of County Commissioners, Franklin County, Ohio, as recorded in Deed Book 1212, Page 254, 24.75 feet right of station 9+55.79 and the **POINT OF BEGINNING**, witnessing a 3/4 inch pipe (found), bearing North 87 degrees 39 minutes 44 seconds West, a distance of 0.58 feet;

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Thence on the east existing right of way of said Souder Avenue, **North 08 degrees 35 minutes 41 seconds West**, a distance of **33.00 feet** to the northwest corner of said Lot 220, being the intersection of the east existing right of way of said Souder Avenue and the south existing right of way of River Street (50' Right of Way), originally dedicated six poles in width as Water Street, as recorded in Ross-Fairfield Book, Page 44, 24.75 feet right of station 9+88.79, witness a pipe (found) with cap stamped "HAINES", South 81 degrees 26 minutes 20 seconds West, a distance of 0.53 feet;

Thence on the south existing right of way of said River Street, **North 81 degrees 26 minutes 20 seconds East**, a distance of **11.25 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 36.00 feet right of station 9+88.78;

Thence through the Grantor's lands, **South 06 degrees 39 minutes 45 seconds West**, a distance of **34.20 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", on the Grantor's south line and the north line of said County Commissioners lands, 27.00 feet right of station 9+55.79;

Thence on the Grantor's south line and the north line of said County Commissioners lands, **South 81 degrees 26 minutes 20 seconds West**, a distance of **2.25 feet** to the **Point of Beginning**, containing 0.005 acres, of which the present road occupies 0.000 acres and being part of Franklin County Auditor's Parcel Number 010-045230-00.

The bearings for this description are based on the bearing between City of Columbus Monuments "15-83 RESET" and "18-83" being North 80 degrees 50 minutes 29 seconds East, as measured with GPS methods using Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

Station values in this description are based on the intersection of Souder Avenue and Broad Street being Souder Avenue station 0+00.00 and Broad Street station 10+00.00.

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from an actual field survey conducted for the City of Columbus, Ohio, in August, 2018.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.  
dba GPD Group

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Steven L. Mullaney, P.S.  
Ohio Professional Surveyor No. 7900