

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 02/06/2015

PID 95553

**PARCEL 6-WD
FRA-COTA SIDEWALKS-PHASE 2 (DIERKER)
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, County of Franklin, City of Columbus located in Quarter Township 1, Township 1, Range 19 (USML), being a part of Lot 1 of Plat of Partition of the Joseph Henderson's Heirs, PB 4, Page 383, and being a part of a 5.63 acre tract of land conveyed to Lemans Associates Limited Partnership by deed of record in OR 116 F12 and OR18762 E04 of the Records office, Franklin County, Ohio and being more particularly described as follows:

Commencing at the centerline monument set on Dierker Road at station 11+00.00;

Thence N 2°55'27" E along the centerline of Dierker Road a distance of 303.76 feet to a point, said point being located at station 14+03.76;

Thence S 87°04'33" E a distance of 25.00 feet to an iron pin set in the easterly right-of way line of Dierker Road, and being the northwest corner of Lot 1 of Davis Henderson Rd Sub., PB 39 Page 69 as conveyed to Schulten, Inc. in IN 199807140175720, and being in the grantor's southwest corner, said iron pin being 25.00 feet right of station 14+03.76, said iron pin being also the **TRUE POINT OF BEGINNING**;

Thence N 02°55'27" E along the grantor's west line and easterly right-of-way line of Dierker Road a distance of 599.64 feet to an iron pin set in the grantor's northwest corner, and being the southwest corner of the SW corner of a 0.134 acre tract conveyed to the City of Columbus in OR 3301 F11, said iron pin being 25.00 feet right of station 20+03.40;

Thence S 86°57'24" E along the grantor's north line, and said City of Columbus south property line a distance of 5.00 feet to an iron pin set, said iron pin being 30.00 feet right of station 20+03.39;

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Thence crossing said grantor's 5.63 acre tract, S 02°55'27" W a distance of 599.64 feet to an iron pin set in the grantor's south line and the north line of said Lot 1 (Schultan, Inc. tract), said iron pin being 30.00 feet right of station 14+03.75;

Thence N 86°57'24" W along said grantor's south line, and the north line of said Schultan, Inc. tract a distance of 5.00 feet to the **TRUE POINT OF BEGINNING**.

The above described area is contained with the Franklin County Auditor's Parcel Number 010-010397 (0.048 acres) and Auditor's Parcel Number 010-144334 (0.021 acres), with a present road of 0.000 acres occupied, for a net take of 0.069 acres, more or less.

This description and survey was prepared and reviewed on February 6, 2015, by Joseph S. Bolzenius.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W PATRICK INC" and are to be placed at the completion of construction by the City of Columbus Survey Department.

The centerline and stationing described in this document refers to the centerline of construction on file with the City of Columbus roadway plan "Dierker Road Sidewalk Improvements (3112 Dr. E)".

The basis of bearings in this description area based on the State Plane Coordinate System, Ohio South Zone, NAD83 (NSRS 2011), which were determined by GPS observations conducted by the Patrick Engineering survey staff. The Columbus, Mount Vernon and McConnelville CORS stations were used, which establishes a bearing along the centerline of Dierker Road to be N 2°55'27"E between Henderson Road and Bethel Road.



Joseph S. Bolzenius, PE, PS
Reg. Surveyor No. 7526

Date