

**EXHIBIT A**

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Rev. 01/21

LPA RX 851 WD

Ver. Date 1/24/2022

PID 114254

**PARCEL 27-WD  
FRA-161-13.03  
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**

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, City of Columbus, lying in Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, and being part of a 1.622 acre tract conveyed to BL&G, LLC, an Ohio limited liability company (hereinafter referred to as "Grantor") by deed of record in Instrument Number 201401140005430 (Franklin County Parcel Number 010-143756-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

**BEGIN FOR REFERENCE** at the intersection of the centerline right-of-way of East Dublin Granville Road (SR 161) (FRA-161-11.57) (width varies), centerline station 690+25.39 and center line of right-of-way of Parkville Street as dedicated in Plat Book 41, Page 51, (width varies), centerline station 131+46.60, being referenced by a found iron pin in concrete at East Dublin Granville Road (SR 161) centerline station 695+00.18, which bears South 75° 19' 01" East a distance of 474.79 feet;

Thence the following two (2) courses and distances along the centerline of right-of-way of Parkville Street;

1. South 14° 44' 33" West a distance of 266.99 feet to a 1 inch steel rod set at centerline station 128+79.61;
2. Along a curve to the left with a radius of 840.08 feet, a delta angle of 11° 07' 45", an arc length of 163.18 feet, a chord bearing of South 09° 10' 39" West and with chord distance

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of 162.92 feet to 1 inch steel rod set at centerline station 127+16.43 ahead, 27+16.43 back;

Thence South  $86^{\circ} 27' 46''$  East a distance of 30.00 feet leaving the centerline and crossing Parkville Street to a 3/4 inch iron pipe found on the easterly right-of-way line, at the southwest corner of said 1.622 acre tract and the northwest corner of a 5.787 acre tract conveyed to Parkville, LTD. by deed of record in Deed Book 3623, Page 199, 30.00 feet right of centerline station 127+16.43, and the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence the following two (2) courses and distances along the line common to the easterly right-of-way line of Parkville Street and the said 1.622 acre tract;

1. Along a curve to the right with a radius of 810.00 feet, a delta angle of  $11^{\circ} 09' 00''$ , an arc length of 157.63 feet, a chord bearing North  $09^{\circ} 11' 26''$  East and with a chord distance of 157.38 feet to a 5/8 inch rebar found at a point of tangency, 30.00 feet right of centerline station 128+79.93;
2. North  $14^{\circ} 45' 56''$  East a distance of 19.29 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", 30.00 feet right of centerline station 128+99.22;

Thence leaving the easterly right-of-way line of Parkville Street and crossing said 1.622 acre tract, the following five (5) courses;

1. Along a curve to the left with a radius of 129.13 feet, a delta angle of  $31^{\circ} 09' 34''$ , an arc length of 70.22 feet, a chord bearing South  $00^{\circ} 53' 29''$  East and with a chord distance of 69.36 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of tangency, 47.29 feet right of centerline station 128+29.58;
2. South  $16^{\circ} 28' 45''$  East a distance of 40.47 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", 65.35 feet right of centerline station 127+90.75;
3. Along a curve to the right with a radius of 56.00 feet, a delta angle of  $62^{\circ} 11' 58''$ , an arc length of 60.79 feet, a chord bearing South  $14^{\circ} 37' 13''$  West and with a chord distance of 57.85 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of reverse curvature, 57.24 feet right of centerline station 127+28.94;
4. Along a curve to the left with a radius of 89.00 feet, a delta angle of  $06^{\circ} 43' 59''$ , an arc length of 10.46 feet, a chord bearing South  $42^{\circ} 21' 13''$  West and with a chord distance of

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10.45 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of tangency, 50.78 feet right of centerline station 127+20.16;

- 5. South 38° 59' 14" West a distance of 8.12 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." on the line common to the southerly line of the 1.622 acre tract and the northerly line of the said 5.787 acre tract, 46.00 feet right of centerline station 27+13.27;

Thence North 75° 18' 24" West a distance of 16.40 feet along the line common to said 1.622 and the 5.787 acre tracts to the **TRUE POINT OF BEGINNING**, containing 0.088 acres, more or less, being subject to all easements, restrictions, and rights-of-way record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in May 2019 under his direct supervision.

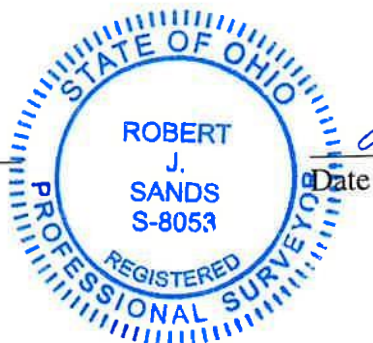
The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of East Dublin Granville Road (SR 161) being South 75° 19' 01" East.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

All station and offsets referenced in this description are from the right-of-way centerline of Parkville Street as described in the plan known as "IMPROVEMENTS OF SR 161 PHASE 1 / PART 2 SPRING RUN DRIVE / PARKVILLE STREET" on file with the Ohio Department of Transportation and the City of Columbus.

Split  
0.088  
acre  
out of  
(010)  
143756

  
Robert J. Sands,  
Professional Surveyor No. 8053



02/10/22  
Date

