

EXHIBIT A

LPA RX 851 WD

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Ver. Date 6-6-2025

PID 116785

**PARCEL 1-WD1
IMPROVEMENTS TO BIG WALNUT 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]

Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 2N, Range 17W, U.S. Military District and being part of a 2.097 acre tract conveyed to Cedar Ridge Homeowners Association in Official Record 07112E15 and shown as Open Space on the subdivision plat The Village of Tanager Woods Section 1 in Plat Book 58, Page 74 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline right of way for Sugarbush Boulevard (60.00 feet wide) and recorded in Plat Book 46, Page 77 and Plat Book 58, Page 74, and being more particularly described as follows:

COMMENCING at an iron pin set on the 20.00 foot radius return of the southerly proposed right of way for said Sugarbush Boulevard and on the westerly existing right of way for Christina Lane (29.00 feet wide) and recorded in 58, Page 74, said pin being 42.00 feet right of the centerline of said Sugarbush Boulevard at station 2+31.71 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the said 2.097 acre tract with a curve to the right having a radius of 442.00 feet, a central angle of 12 degrees 27 minutes 59 seconds, an arc length of 96.17 feet, and a chord that bears, **North 66 degrees 39 minutes 53 seconds West, 95.98 feet** to an iron pin set on the easterly existing right of way for Teton Road (50.00 feet wide) and recorded in 58, Page 74, said point being 42.00 feet right of the centerline of said Sugarbush Boulevard at station 1+44.67;

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- 2) **Thence**, with the easterly existing right of way for Teton Road with a curve to the right having a radius of 20.00 feet, a central angle of 65 degrees 14 minutes 58 seconds, an arc length of 22.78 feet, and a chord that bears, **North 84 degrees 35 minutes 20 seconds East, 21.57 feet** to an iron pin set at the radius return for the southern existing right of way for said Sugarbush Boulevard the easterly existing right of way for said Teton Road, said pin being 30.00 feet right of the centerline of said Sugarbush Boulevard at station 1+61.12;
- 3) **Thence**, with southern existing right of way for said Sugarbush Boulevard with a curve to the left having a radius of 430.00 feet, a central angle of 07 degrees 45 minutes 23 seconds, an arc length of 58.21 feet, and a chord that bears, **South 66 degrees 39 minutes 53 seconds East, 58.17 feet** to an iron pin set at the radius return for the southern existing right of way for said Sugarbush Boulevard the westerly existing right of way for said Christina Lane, said pin being 30.00 feet right of the centerline of said Sugarbush Boulevard at station 2+15.27;
- 4) **Thence**, along the radius return for the southern existing right of way for said Sugarbush Boulevard the westerly existing right of way for said Christina Lane with a curve to the right having a radius of 20.00 feet, a central angle of 65 degrees 14 minutes 58 seconds, an arc length of 22.78 feet, and a chord that bears, **South 37 degrees 55 minutes 05 seconds East, 21.57 feet** to the **TRUE POINT OF BEGINNING**, containing 0.023 acres.

The parcel of land described contains, 0.023 acres, more or less in Franklin County Auditor's Parcel Number 600-189892-00 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, May, 2024.

Bearings based on a GPS survey performed by the Franklin County Engineer's Office on monuments FCGS 4420 and FCGS 9959 being South 86 degrees 01 minutes 16 seconds East, and based on the NAD83 State Plane Coordinate System, Ohio south zone.

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date