

EXHIBIT A

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Ver. Date 03/06/2025

PID 115797

**PARCEL 42-WD
FRA-161-11.73
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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, being located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands, lying within a 1.592-acre parcel conveyed to Adams Real Estate Investment Co., An Ohio Corporation of record in Instrument Number 201404280051623 and being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and being described hereon:

Commencing at a mag spike set at the intersection of Tamarack Boulevard, of record in Plat Book 41, Page 42, and State Route 161 (Dublin-Granville Rd.), being centerline station 60+00.00;

Thence, leaving said intersection, S 03°15'19" W, along the centerline of Tamarack Boulevard, a distance of 446.86' to a point being centerline station 55+53.14;

Thence leaving said centerline N 86°44'41" W, a distance of 30.00' to a pin set at the intersection of the existing westerly right-of-way of Tamarack Boulevard and the southerly property line of the said 1.592-acre tract, being the northeasterly property corner of the Common Areas for the Tamarack Condominium, or record in Office Record 399 D11 and shown upon Condo Plat 11, Page 91, also being 30.00' left of centerline station 55+53.14 and the **Point of Beginning** of the tract herein described;

Thence leaving the said existing westerly right-of-way of Tamarack Boulevard, N 86°44'41" W, along the said northerly property line, a distance of 23.92' to a pin set, being 53.92' left of centerline station 55+53.14;

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Thence leaving the said northerly property line and passing through the said 1.592-acre tract the following two (2) courses and distances:

1. With a curve to the right having a radius of 57.50', a delta angle of $28^{\circ}18'31''$, an arc length of 28.41', and subtended by a chord bearing N $28^{\circ}07'43''$ E, a distance of 28.12' to a pin set, being 42.09' left of centerline Station 55+78.65;
2. With a curve to the left with a radius of 77.50', a delta angle of $17^{\circ}54'27''$, an arc length of 24.22', and subtended by a chord bearing N $33^{\circ}19'45''$ E, a distance of 24.12' to a pin set on the said westerly right of way of Tamarack Boulevard, being 30.00' left of centerline station 55+99.53;

Thence S $03^{\circ}15'19''$ W, along the said westerly right of way, a distance of 46.39' to the **Point of Beginning**, containing 0.014 acres, more or less, in Auditors Parcel No. 010-003903 of which 0.000 acres is in the present road occupied.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Bearings are based on the centerline of State Route 161 (Dublin-Granville Road) as having a bearing of S $87^{\circ}00'00''$ E, established from GPS observations, referencing the State Plane Coordinate System, Ohio South Zone, NAD 83 (2011).

All pin set are 5/8-inch diameter steel rebar, 30-inches in length, with a yellow plastic cap inscribed with "Dynotec, Inc.".

This description is based upon a field survey performed by Dynotec, Inc. in July of 2022.

This description was prepared on March 6, 2025 by Christopher M. Cook, P.S. 8424.

Christopher M. Cook, P.S.
Ohio Professional Surveyor No. 8424

Date