

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 09/18/2023

PID

**PARCEL 2-WD  
DERING AVE. AT S. HIGH STREET SIGNAL REPLACEMENT**

**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, County of Franklin, City of Columbus, Section 4, Township 4, Range 22, Congress Lands, and being part of a tract conveyed to Claudia Realty, LLC, as recorded in Instrument Number 201808200111728 of said county records and bounded and described as follows:

**COMMENCING** at a 5/8 inch rebar (set), with cap stamped "GPD", at the northwest corner of Lot 1 of Lewis and Weisend South High Street Addition as recorded in Plat Book 13, Page 6, said Lot 1 being conveyed to Lonnie Keith Wallace (1/3 Interest); Beverly J. Wallace Steele (1/3 Interest) and Ronnie Wesley Wallace (1/3 Interest), as recorded in Official Record 30212, Page D02, 33.00 feet right of S. High Street station 15+11.12;

Thence **North 89 degrees 40 minutes 18 seconds West**, a distance of **33.00 feet** to a point on the centerline of S. High Street and the east line of lands conveyed to Vuong H. Vo and Diep N. Vo, as trustees of the Vuong H. Vo and Diep N. Vo Revocable Trust, dated August 14, 2023 as recorded in Instrument Number 202308280088232, at S. High Street station 15+11.12;

Thence on the centerline of S. High Street and the east line of said Vo lands, **North 00 degrees 19 minutes 42 seconds East**, a distance of **31.75 feet** to a mag spike (set) at the Grantor's southeast corner and the northeast corner of said Vo lands, at S. High Street station 15+42.87 and the **POINT OF BEGINNING**;

Thence on the Grantor's south line and the north line of said Vo lands, **North 86 degrees 08 minutes 18 seconds West**, a distance of **40.08 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 40.00 feet left of S. High Street station 15+45.34;

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Thence through the Grantor's lands, the following four (4) courses:

1. **North 00 degrees 19 minutes 42 seconds East**, a distance of **55.90 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 40.00 feet left of S. High Street station 16+01.24;
2. **North 89 degrees 40 minutes 18 seconds West**, a distance of **3.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 43.00 feet left of S. High Street station 16+01.24;
3. **North 00 degrees 19 minutes 42 seconds East**, a distance of **21.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 43.00 feet right of S. High Street station 16+21.24;
4. **South 89 degrees 40 minutes 18 seconds East**, a distance of **3.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", on existing right of way, 40.00 feet left of S. High Street station 16+21.24;

Thence on the existing right of way, **North 00 degrees 19 minutes 42 seconds East**, a distance of **90.10 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", on the Grantor's north line and the south line of lands conveyed to Frieland High LLC, an Ohio Limited Liability Company, as recorded in Instrument Number 201911140151903, 40.00 feet left of S. High Street station 17+12.34;

Thence on the Grantor's north line and the south line of said Frieland High LLC lands, **South 86 degrees 08 minutes 18 seconds East**, a distance of **40.08 feet** to a mag spike (set), at the Grantor's northeast corner and the southeast corner of said Frieland High LLC lands, on the centerline of S. High Street at station 17+09.87;

Thence on the centerline of S. High Street and the Grantor's east line, **South 00 degrees 19 minutes 42 seconds West**, a distance of **167.00 feet** to the **Point of Beginning**, containing 0.155 acres, of which the present road occupies 0.153 acres, and being part of Franklin County Auditor's Parcel Number 010-012178.

The bearings for this description are based on the bearing between Franklin County Monuments "FRANK162" and "FRANK76" being North 37 degrees 10 minutes 21 seconds East, as measured using Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

Stationing is based on City of Columbus plan titled "Dering Ave. at S. High Street Signal Replacement", Drawer 3775-E, on file with the City of Columbus, Ohio.

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, in September, 2020.

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

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