

**EXHIBIT A**

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Ver. Date 08/31/2011

PID 77370

**PARCEL 130-T1  
FRA-70-14.48**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, Section 15 of Township 5 North, Range 22 West of the Refugee Lands, the City of Columbus, and being a 0.350 acre parcel out of a 10.960 acre tract known as Franklin County Auditor's Parcel number 010-067006 conveyed to The State of Ohio (99-year lease to the City of Columbus) (hereafter referred to as "Grantor") by the instruments filed as Deed Book Volume 17, Page 217; Deed Book Volume 36, Page 547; Deed Book Volume 54, Page 427; and Deed Book Volume 173, Page 321 (all document references are to the records of Franklin County unless otherwise stated), the said 0.350 acre parcel also being a part of Lot 1 and the Reservation as indicated by the plat of John Bryden Subdivision recorded as Deed Book Volume 21, page 308 and part of the Reservation of George M Parsons Subdivision recorded as Plat Book Volume 3, Page 316.

Being a parcel of land lying on the right side of the baseline of Parsons Avenue more particularly described as follows:

BEGINNING at a point on the existing northerly right-of-way line of Main Street (80 feet wide), the said point being 46.55 feet left of the baseline of Main Street station 43+65.86 and being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence crossing through the lands of the Grantor and along the said southerly right-of-way line, North 88 degrees 08 minutes 12 seconds West for a distance of 490.00 feet to an iron pin set on the easterly right-of-way line of Parsons Avenue being 72.97 feet right of the baseline of Parsons Avenue station 196+77.54;

Thence continuing through the lands of the Grantor and along the said easterly right-of-way line, North 48 degrees 13 minutes 41 seconds West for a distance of 32.22 feet to an iron pin set being 52.00 feet right of the baseline of Parsons Avenue station 197+02.00;

Thence continuing through the lands of the Grantor and along the said easterly right-of-way line, North 07 degrees 37 minutes 12 seconds West for a distance of 44.09 feet to an iron pin set at a point of curvature being 52.00 feet right of the baseline of Parsons Avenue station 197+46.09;

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Thence continuing through the lands of the Grantor and along the said easterly right-of-way line and with a curve to the right, said curve having a central angle of 01 degrees 15 minutes 40 seconds, a radius of 2812.79 feet, an arc length of 61.91 feet, and a long chord which bears North 06 degrees 59 minutes 22 seconds West for a distance of 61.91 feet to a point at the southwesterly corner of a sewer easement being 52.00 feet right of the baseline of Parsons Avenue station 198+09.15;

Thence continuing through the lands of the Grantor and along the southerly line of the said sewer easement, North 82 degrees 22 minutes 48 seconds East for a distance of 40.32 feet to a point at the southeasterly corner of the said sewer easement being 92.31 feet right of the baseline of Parsons Avenue station 198+10.07;

Thence continuing through the lands of the Grantor and along the said easterly line of the said sewer easement, North 10 degrees 24 minutes 54 seconds West for a distance of 188.89 feet to a point at the northeasterly corner of the said sewer easement being 73.25 feet right of the baseline of Parsons Avenue station 200+02.12;

Thence continuing through the lands of the Grantor and along the northerly line of the said sewer easement, North 85 degrees 53 minutes 06 seconds West for a distance of 23.12 feet to a point on the easterly right-of-way line of Parsons Avenue and at the northwesterly corner of the said sewer easement being 50.34 feet right of the baseline of Parsons Avenue station 200+05.23;

Thence continuing through the lands of the Grantor and along the said easterly right-of-way line, North 04 degrees 59 minutes 55 seconds West for a distance of 180.34 feet to an iron pin set being 44.15 feet right of the baseline of Parsons Avenue station 201+86.33;

Thence continuing through the lands of the Grantor and along the said easterly right-of-way line, North 03 degrees 31 minutes 21 seconds East for a distance of 74.97 feet to a point being 51.74 feet right of the baseline of Parsons Avenue station 202+61.28;

Thence continuing through the lands of the Grantor, North 87 degrees 02 minutes 31 seconds East for a distance of 7.38 feet to a point being 59.12 feet right of the baseline of Parsons Avenue station 202+61.39;

Thence continuing through the lands of the Grantor, South 03 degrees 25 minutes 28 seconds West for a distance of 75.72 feet to a point being 51.58 feet right of the baseline of Parsons Avenue station 201+85.63;

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Thence continuing through the lands of the Grantor, South 03 degrees 56 minutes 10 seconds East for a distance of 34.53 feet to a point being 52.37 feet right of the baseline of Parsons Avenue station 201+50.92;

Thence continuing through the lands of the Grantor, South 36 degrees 55 minutes 56 seconds East for a distance of 35.44 feet to a point being 72.26 feet right of the baseline of Parsons Avenue station 201+21.40;

Thence continuing through the lands of the Grantor, South 03 degrees 45 minutes 01 seconds West for a distance of 10.54 feet to a point being 71.04 feet right of the baseline of Parsons Avenue station 201+10.86;

Thence continuing through the lands of the Grantor, South 31 degrees 45 minutes 37 seconds East for a distance of 11.77 feet to a point being 76.71 feet right of the baseline of Parsons Avenue station 201+00.46;

Thence continuing through the lands of the Grantor, South 03 degrees 04 minutes 06 seconds West for a distance of 11.29 feet to a point being 75.50 feet right of the baseline of Parsons Avenue station 200+89.14;

Thence continuing through the lands of the Grantor, South 20 degrees 06 minutes 28 seconds West for a distance of 49.50 feet to a point being 55.92 feet right of the baseline of Parsons Avenue station 200+43.38;

Thence continuing through the lands of the Grantor, South 02 degrees 19 minutes 57 seconds East for a distance of 13.56 feet to a point being 55.67 feet right of the baseline of Parsons Avenue station 200+29.75;

Thence continuing through the lands of the Grantor, South 86 degrees 37 minutes 12 seconds East for a distance of 40.64 feet to a point being 96.02 feet right of the baseline of Parsons Avenue station 200+24.89;

Thence continuing through the lands of the Grantor, South 10 degrees 18 minutes 32 seconds East for a distance of 231.81 feet to a point being 118.71 feet right of the baseline of Parsons Avenue station 197+87.73;

Thence continuing through the lands of the Grantor, South 44 degrees 39 minutes 18 seconds West for a distance of 67.01 feet to a point being 66.00 feet right of the baseline of Parsons Avenue station 197+45.00;

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Thence continuing through the lands of the Grantor, South 10 degrees 02 minutes 47 seconds East for a distance of 59.05 feet to a point being 68.50 feet right of the baseline of Parsons Avenue station 196+86.00;

Thence continuing through the lands of the Grantor, South 52 degrees 42 minutes 07 seconds East for a distance of 7.10 feet to a point being 55.21 feet left of the baseline of Main Street station 38+77.94;

Thence continuing through the lands of the Grantor, North 88 degrees 29 minutes 49 seconds East for a distance of 73.11 feet to a point being 57.01 feet left of the baseline of Main Street station 39+50.08;

Thence continuing through the lands of the Grantor, South 83 degrees 47 minutes 34 seconds East for a distance of 50.16 feet to a point being 52.22 feet left of the baseline of Main Street station 39+99.39;

Thence continuing through the lands of the Grantor, South 88 degrees 22 minutes 00 seconds East for a distance of 367.00 feet to a point being 52.00 feet left of the baseline of Main Street station 43+65.86;

Thence continuing through the lands of the Grantor, South 01 degrees 38 minutes 00 seconds West for a distance of 5.45 feet to the TRUE POINT OF BEGINNING, containing 0.350 acres, more or less.

The above described parcel contains 0.350 acres, of which 0.000 acres are contained within the present road occupied of Parsons Avenue and Main Street, resulting in a net take of 0.350 acres out of Franklin County Auditor's Parcel number 010-067006

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2002-2011 under the direct supervision of Charles H. Murphy, Ohio Registered Professional Surveyor number 6950.

Grantor claims title by the instruments filed as Deed Book Volume 17, Page 217; Deed Book Volume 36, Page 547; Deed Book Volume 54, Page 427; and Deed Book Volume 173, Page 321 in the records of Franklin County.

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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 1986 adjustment (NAD 83(1986)) with ties to Franklin County monuments FRANK 143 and COC 5-83 having a relative bearing of North 77 degrees 09 minutes 24 seconds West.

Where described, iron pins set are 5/8" diameter, 30" long, and bear a cap inscribed "DLZ OHIO".

The stationing referenced herein is from the plans known as "FRA-70-14.48" on file with the Ohio Department of Transportation.

*Charles H. Murphy*  
Charles H. Murphy, S-6950

5-5-11  
Date



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