

**EXHIBIT A**

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**PARCEL 119-WD  
0.002 ACRE (OR 69.17 SQUARE FEET)  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
THE CITY OF COLUMBUS, 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]

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Situated in the State of Ohio, County of Franklin, City of Columbus, Clinton Township, being in Quarter Township 4, Township 1 North, Range 18 West of the United States Military Lands, being part of Lot 5 of the Partition of Casper Kiner's Heirs of record in Franklin County Court of Common Pleas Complete Record 31, page 462, and being a 0.002 acre parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-058320** as conveyed to **Michael Sanders** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201607010084914** (all document references are to the records of Franklin County unless otherwise stated);

Being a parcel of land lying on the left side of the existing centerline of right-of-way of Hudson Street (60' R/W – Public) and being more particularly described as follows:

**COMMENCING FOR REFERENCE** at a 1" iron pin set in a monument box on at an angle point in the centerline of right-of-way of Hudson Street, being the southeast corner of the said Lot 5, the southwest corner of Highway Park Extension as recorded in Plat Book volume 17, page 354, and being on the northerly line of Grasmere Gardens as recorded in Plat Book volume 15, page 2, said pin being at station 61+45.69 of the said centerline of right-of-way of Hudson Street;

Thence along the said centerline of right-of-way of Hudson Street, the southerly line of the said Lot 5, and the southerly line of a 0.217 acre remainder tract as conveyed to Arthur H. Kiner by the instrument filed as Deed Book volume 326, page 464, **North 86 degrees 17 minutes 34 seconds West for a distance of 162.18 feet** to a point being at station 59+83.51 of the centerline of right-of-way of Hudson Street;

Thence leaving the centerline of right-of-way of Hudson Street perpendicularly, **North 03 degrees 42 minutes 26 seconds East for a distance of 30.00 feet** to a Mag spike set at the southeast corner of the Grantor, the southwest corner of that tract as conveyed to Suzanne Gehring by the instruments filed as Instrument Number 199911050278648 and Deed Book volume 3491, page 102, the northerly line of the said 0.217 acre remainder tract, and being on the existing northerly right-of-way line of Hudson Street, said spike being 30.00 feet left of the centerline of right-of-way of Hudson Street station 59+83.51, said spike being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the Grantor's southerly line, the northerly line of the said 0.217 acre remainder tract, and the said existing northerly right-of-way line of Hudson Street, **North 86 degrees 17 minutes 34 seconds West for a distance of 12.56 feet** to an iron pin set being 30.00 feet left of the centerline of right-of-way of Hudson Street station 59+70.95;

Thence crossing through the lands of the Grantor, **North 03 degrees 42 minutes 26 seconds East for a distance of 5.50 feet** to an iron pin set being 35.50 feet left of the centerline of right-of-way of Hudson Street station 59+70.95;

Thence continuing through the lands of the Grantor, **South 86 degrees 17 minutes 34 seconds East for a distance of 12.59 feet** to an iron pin set on the Grantor's easterly line and being the westerly line of the said 0.120 acre tract, said pin being 35.50 feet left of the centerline of right-of-way of Hudson Street station 59+86.57;

Thence along the Grantor's easterly line and the said westerly line of the said Suzanne Gehring tract, **South 04 degrees 02 minutes 26 seconds West for a distance of 5.50 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.002 acres**, (**0.000** acres are located within the Present Road Occupied resulting in a net take of **0.002 acres**), all of which are located within Franklin County Auditor's **Parcel number 010-058320**.

Prior instrument of record as of this writing recorded in **Instrument Number 201607010084914** in the records of Franklin County.

This description was prepared by Andrew T. Jordan, Ohio Registered Professional Surveyor number 8759, and is based on an actual field survey conducted by American Structurepoint Inc., and is true and correct to the best of my knowledge and belief.

The bearing for this description are based on Grid North as referenced to South 86 degrees 18 minutes 11 seconds East for the centerline of right-of-way of Hudson Street east of Interstate Route 71 (FRA-1-25.33) as referenced to the Ohio State Plane coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

Where described, iron pins set are 5/8" rebar, 30" long, with caps stamped "ASI PS-8759".

The stations referenced herein are from the plans known as Hudson Street on file with City of Columbus, Ohio having "E" plan number 3575.

American Structurepoint, Inc.

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Andrew T. Jordan  
Registered Professional Surveyor No. 8759

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Date