

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 05/15/2017

PID 99852

**PARCEL 40-WD
HAMILTON ROAD
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, 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, being located in Quarter Township 3, Township 2, Range 16 of the United States Military Lands and being 0.143 acres within a 2.710 acre parcel conveyed to ROMISTON REALTY CORP., A New York corporation as described in Instrument Number 201607210094078 and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of a survey made for project Hamilton Road, made by the Department of Transportation, and being located within the following described points in the boundary thereof:

Commencing for reference at Franklin County Geodetic Survey (FCGS) monument #6616 found in the centerline of right-of-way of Hamilton Road intersection with Morse Road, being at Station 61+88.00 and being South 3°18'14" West a distance of 1769.60 feet, along the centerline of right-of-way of Hamilton Road, from Franklin County Geodetic Survey (FCGS) monument #6671 found;

Thence from the said FCGS #6616 and along the said centerline of right-of-way of Hamilton Road, North 3°18'14" East a distance of 1076.67 feet to a point at Station 72+64.67;

Thence South 86°41'46" East a distance of 85.00 feet to an iron pin set on the existing northerly right-of-way of Chestnut Hill Drive (as dedicated in Plat Book 75, Page 71), being 85.00 feet right of Station 72+64.67 and the True Point of Beginning;

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Thence along the said northerly right-of-way of Chestnut Hill Drive with a curve to the right having a radius of 25.00 feet, a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet, and a chord that bears North $41^{\circ}41'46''$ West, a distance of 35.36 feet to an iron pin set on the easterly right-of-way line of Hamilton Road as conveyed to the City of Columbus in Deed Book 3791, Page 18, and being 60.00 feet right of centerline Station 72+89.67;

Thence along the easterly right-of-way line of Hamilton Road as conveyed to the said City of Columbus in Deed Book 3791, Page 18, North $3^{\circ}18'14''$ East a distance of 25.33 feet to an iron pin set, being 60.00 feet right of centerline Station 73+15.00;

Thence across the said 2.710 acre tract, South $41^{\circ}25'21''$ East a distance of 49.73 feet to an iron pin set, being 95.00 feet right of centerline Station 72+79.67;

Thence across the said 2.710 acre tract, South $86^{\circ}41'46''$ East a distance of 353.67 feet to an iron pin set in the westerly property line of a 32.117 acre tract conveyed to Meijer Stores LP in Instrument Number 200104040069341, and being 45.00 feet left of the centerline of Chestnut Hill Drive at Station 74+13.66;

Thence along the said westerly property line of said 32.117 acre tract with a curve to the right having a radius of 50.00 feet, a central angle of $22^{\circ}19'01''$, an arc length of 19.48 feet, and a chord that bears South $42^{\circ}29'49''$ West, a distance of 19.35 feet to an iron pin set on the northerly right-of-way line of Chestnut Hill Drive, and being 30.00 feet left of centerline Station 74+01.43;

Thence along the northerly right-of-way line of Chestnut Hill Drive, North $86^{\circ}41'46''$ West a distance of 351.44 feet to the True Point of Beginning, containing 0.143 acres, more or less.

The above described parcel contains 0.143 acres, more or less, including the present road occupies which is 0.000 acres, for a net take of 0.143 acres, more or less and being 0.143 acres from Auditors Permanent Parcel Numbers 545-294145.

All iron pins set are 5/8 inch rebar (30 inches long) with a yellow plastic cap stamped "R/W Dynotec, Inc." and are to be set after construction.

This description was prepared and reviewed on April 27, 2016 by Robert A. Bosworth, Registered Surveyor #7750.

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This description is based upon a field survey performed by Dynotec, Inc. in January, 2015.

Grantor claims title by Instrument Number 201607210094078 in the Franklin County Recorder's Office.

The basis of bearings shown are based on the State Plane Coordinate System, Ohio South, as per NAD 83 (96 CORS) established by Dynotec, Inc. using GPS procedures and equipment, which sets the centerline of Hamilton Road as North 3°18'14" East.

The stations referred to herein are from the centerline of right-of-way of Hamilton Road as found on O.D.O.T. right of way plan "Hamilton Road" on file with the Ohio Department of Transportation, District 6, City of Delaware, Delaware County, State of Ohio.



Robert A. Bosworth, PS, PE
Reg. Surveyor No. 7750

Date