

EXHIBIT A

Page 1 of 4

LPA RX 851 WD

Rev. 06/09

Ver. Date 12/30/15

PID 95606

**PARCEL 1-WD
FRA - LAZELLE ROAD - PHASE A
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, located in Section 2, Township 2, Range 18, of the United States Military Lands, being part of Lot 50 of the Partition Plat of the Scioto Land Company, Deed Book "A" page 194, destroyed by fire, as demonstrated in Survey Plat Book 3 pages 136 & 137 (on file in the Franklin County Engineers Office). Descriptions of said partition lots are recorded in Deed Book "A" pages 7 & 14, also being part of the 0.855 acre tract conveyed to Thomas 22 Limited (Grantor) in Instrument Number 200811030161676, and being described as follows:

Being a parcel of land lying north of and adjacent to the north existing right-of-way line of Lazelle Road East, as described in Plat Book 64 page 6 and more particularly described as follows:

Commencing at a monument found (FCGS 5027 Reset) at the intersection of the centerline of existing right-of-way of Flint Road and the centerline of existing right-of-way of Lazelle Road, being at centerline station 91+03.76;

Thence North 86°25'36" West, along the centerline of existing right-of-way of Lazelle Road, a distance of 135.35 feet to a monument found (FCGS 2225), being at centerline station 89+68.41;

Thence continuing along said centerline North 87°12'45" West, a distance of 963.42 feet to a point of deflection 00°03'20" to the right, being at centerline station 80+04.99;

Thence continuing along said centerline North 87°09'24" West, a distance of 154.81 feet to a point of tangent, said point being at centerline station 78+50.18;

EXHIBIT A

Page 2 of 4

LPA RX 851 WD

Rev. 06/09

Thence continuing along said centerline, Lazelle Road turning into Lazelle Road East at the intersection with Lazelle Road, with a curve to the left, having a radius 600.00 feet, a central angle of $46^{\circ}25'36''$, an arc length of 486.18 feet, being subtended by a chord bearing of South $69^{\circ}37'48''$ West and a chord distance of 472.99 feet to a point of curvature, said point being at centerline station 73+64.00;

Thence South $46^{\circ}24'59''$ West, along the centerline of Lazelle Road East, a distance of 145.71 feet to a point of tangent, said point being at centerline station 72+18.29;

Thence continuing along said centerline, with a curve to the right, having a radius 475.00 feet, a central angle of $45^{\circ}31'07''$, an arc length of 377.36 feet, being subtended by a chord bearing of South $69^{\circ}10'33''$ West and a chord distance of 367.52 feet to a point of curvature, said point being at centerline station 68+40.93;

Thence continuing along said centerline, North $88^{\circ}03'54''$ West, along the centerline of Lazelle Road East, a distance of 600.42 feet to a monument set on the point of tangent, said point being at centerline station 62+40.51;

Thence continuing along said centerline, with a curve to the right, having a radius 400.00 feet, a central angle of $20^{\circ}15'48''$, an arc length of 141.47 feet, being subtended by a chord bearing of North $77^{\circ}56'00''$ West and a chord distance of 140.73 feet to a point of reverse curvature, said point being at centerline station 60+99.04;

Thence continuing along said centerline, with a curve to the left, having a radius 400.00 feet, a central angle of $19^{\circ}24'07''$, an arc length of 135.45 feet, being subtended by a chord bearing of North $77^{\circ}30'10''$ West and a chord distance of 134.81 feet to a point of curvature, said point being at centerline station 59+63.59;

Thence continuing along said centerline, North $87^{\circ}12'13''$ West, along the centerline of Lazelle Road East, a distance of 72.16 feet to a point, said point being at centerline station 58+91.43;

Thence leaving said centerline, North $02^{\circ}47'47''$ East, a distance of 58.03 feet to an iron pin set on the existing north right-of-way line for Lazelle Road East as conveyed to the City of Columbus in Instrument Number 201212110190007 and east right-of-way line for North High Street (US Route 23) conveyed as Right-of-Way parcel 70-A, S.H. 4 Sec. Q 1 (Pt.), 2& 3 (1941), to the State of Ohio in Deed Book 1162 page 610 with underlying fee ownership retained in Planned Communities, Inc. by Official Record 4999 G06, said pin set being 58.03 feet left of Lazelle Road East centerline of right-of-way station 58+91.43, and being the **Point of Beginning** for the herein described right-of-way parcel;

EXHIBIT A

Page 3 of 4

LPA RX 851 WD

Rev. 06/09

Thence through the said Thomas 22 Limited tract (0.855 acres), South 55°16'34" East, a distance of 22.76 feet to an iron pin set, being 46.00 feet left of centerline station 59+10.74;

Thence South 87°12'13" East, a distance of 52.85 feet to an iron pin set, being 46.00 feet left of centerline station 59+63.59;

Thence along a curve to the right, said curve having a radius of 446.00 feet, a central angle of 17°35'14", an arc length of 136.90 feet, being subtended by a chord bearing of South 78°24'36" East and a chord distance of 136.37 feet to an iron pin set on the southeast corner of said Thomas 22 Limited tract, being 46.00' left of centerline station 60+86.37;

Thence South 02°51'51" West, a distance of 6.30 feet along the east property line of said Thomas 22 Limited tract to a point on the existing right-of-way line of said Lazelle Road East, being 40.00 feet left of centerline station 60+88.10;

Thence along the existing right-of-way line with a curve to the left, said curve having a radius of 440.00 feet, a central angle of 17°50'03", an arc length of 136.96 feet, being subtended by a chord bearing of North 78°17'12" West and a chord distance of 136.40 feet to a point, being 40.00' left of centerline station 59+63.59;

Thence along the existing right-of-way line North 87°12'13" West, a distance of 52.25 feet to a point in the southeasterly corner of said City of Columbus tract, being 40.00 feet left of centerline station 59+11.34;

Thence along the existing right-of-way line and in the common line of said City of Columbus tract, North 45°01'37" West, a distance of 26.86 feet to the **Point of Beginning**.

Containing 0.027 acre, more or less, within Franklin County Auditor's Parcel Number 610-209067. Consisting of 0.000 acres of Present Roadway Occupation.

All references herein are to records in the Records' Office, Franklin County, Ohio.

The basis of bearings for this description is based on the bearing of South 86°25'36" East for the centerline of Lazelle Road as established by the Franklin County Engineers office between monuments "FCGS 2225" and "FCGS 2226".

All pins set are 3/4 inch rebar, 30 inches long, with a plastic cap stamped "CEC, INC.".

