

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 6/30/2016

PID 95549

**PARCEL 107-WD
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
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, DELAWARE 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 Delaware, City of Columbus, located in Farm Lots 17 and 18, Quarter Township 4, Township 3 North, Range 18 West, of the United States Military District, also being part of the 0.842 acre tract conveyed to **Polaris Val, LLC** (Grantor) in Official Record 838 Page 497, and being described as follows:

Being a parcel of land lying north of and adjacent to the north right-of-way line of Polaris Parkway as described in Plat Book 24 Pages 137 - 145 and more particularly described as follows:

Commencing at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at the point of tangency on the centerline of Polaris Parkway, said capped iron pin being at centerline station 169+55.73;

Thence North 46°10'37" East along said centerline of Polaris Parkway, a distance of 502.91 feet to a point of curvature being centerline station 174+58.64;

Thence continuing along said centerline of Polaris Parkway, with a curve to the right, having a radius 1432.39 feet, a central angle of 27°34'51", an arc length of 689.52 feet, being subtended by a chord bearing of North 59°58'03" East and a chord distance of 682.88 feet to a point on the curve, centerline station 181+48.16;

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Thence North $16^{\circ}14'32''$ West leaving said centerline perpendicular, a distance of 50.00 feet to a point on said existing north right-of-way line for Polaris Parkway, also being the southwest corner of said Polaris Val, LLC tract and the southeast corner of a tract of land conveyed to Polaris GG, LLC (APN 31844202054002) in Official Record 829 Page 1356, also being 50.00 feet left of centerline station 181+48.16, and being the **Point of Beginning** for the herein described right-of-way parcel;

North $16^{\circ}34'29''$ West continuing along said existing property line between said Polaris Val, LLC tract and said Polaris GG, LLC tract, a distance of 15.00 feet to an iron pin set, being 65.00 feet left of centerline station 181+48.07;

Thence crossing said Polaris Val, LLC tract, with a curve to the right, having a radius 1497.39 feet, a central angle of $2^{\circ}58'57''$, an arc length of 77.95 feet, being subtended by a chord bearing of North $75^{\circ}14'45''$ East and a chord distance of 77.94 feet to a MAG nail set in a drive apron on the east property line of said Polaris Val, LLC tract and the west property line of a tract of land conveyed to Polaris Neighborhood Center IV, LLC (APN 31844202054005) in Official Record 806 Page 2284, being 65.00 feet left of centerline station 182+22.64;

Thence South $13^{\circ}44'00''$ East along said property line, a distance of 15.00 feet to a point on said existing north right-of-way line of Polaris Parkway, being 50.00 feet left of centerline station 182+22.76;

Thence continuing along said existing north right-of-way line of Polaris Parkway, with a curve to the left, having a radius 1482.39 feet, a central angle of $2^{\circ}59'02''$, an arc length of 77.20 feet, being subtended by a chord bearing of South $75^{\circ}14'59''$ West and a chord distance of 77.19 feet to the **Point of Beginning**.

Containing 0.027 acres, more or less, within Delaware County Auditor's Parcel Number 31844202054006. Consisting of 0.015 acres from Farm Lot 18 and 0.012 acre from Lot 17. Consisting of 0.000 acres of Present Roadway Occupation.

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

The basis of bearings for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD 1983 (1996 adjustment) as established by Carpenter Marty Transportation, Inc. using GPS observations.

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

