

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 6/30/2016

PID 95549

**PARCEL 101-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 Quarter Township 4, Township 3 North, Range 18 West, of the United States Military District, being part of Farm Lot 18. Also being part of the 1.253 acre tract conveyed to **Shoppes at Orion LLC, an Ohio limited liability company** (Grantor) in Official Record 722 Page 571, and being described as follows:

Being a parcel of land lying north of and adjacent to the north existing right-of-way line of Polaris Parkway (County Road 615) as described in Plat Book 24 Page 137 and west of and adjacent to the west existing right-of-way line of Orion Place as described in Cabinet 1 Slide 368-368A, 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 along said centerline of Polaris Parkway, with a curve to the left, having a radius 1762.95 feet, a central angle of 20°24'04", an arc length of 627.73 feet, being subtended by a chord bearing of South 56°22'39" West and a chord distance of 624.42 feet to a point on the curve, passing the intersection with Orion Place (station 10+00.00) at centerline station 164+00.00, said point being centerline station 163+28.00;

Thence leaving said centerline perpendicular, North 23°25'19" West, a distance of 70.00 feet to an iron pin set on the said existing north right-of-way line for Polaris Parkway, being 70.00 feet

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

left of centerline station 163+28.00, and being the **Point of Beginning** for the herein described parcel;

Thence crossing said Shoppes at Orion Place LLC tract the following two (2) courses and distances:

1. North $02^{\circ}04'31''$ West, a distance of 47.60 feet to an iron pin set, being 50.00 feet left of Orion Place centerline station 11+15.00;
2. Thence parallel to and 50.00 feet left of Orion Place centerline North $25^{\circ}45'43''$ West, a distance of 146.58 feet to an iron pin set on the north property line of said Shoppes at Orion LLC, also being the property line of Kenney Airport Hotel Corporation (41.3%) and Kenney Airport Hotel II Corporation (58.7%) (APN 31844302020000) as conveyed in Official Record 645 Page 1422, and also being 50.00 feet left of Orion Place centerline station 12+61.58;

Thence along said property line North $77^{\circ}14'26''$ East, a distance of 20.53 feet to a point on the existing west right-of-way line of Orion Place, being 30.00 left of Orion Place centerline station 12+56.96;

Thence along the said existing west right-of-way line for Orion Place South $25^{\circ}45'43''$ East, a distance of 166.21 feet to a point of curvature, being 30.00 feet left of Orion Place centerline station 10+90.75;

Thence along said existing right-of-way, with a curve to the right, having a radius 20.00 feet, a central angle of $91^{\circ}42'46''$, an arc length of 32.01 feet, being subtended by a chord bearing of South $20^{\circ}05'40''$ West and a chord distance of 28.70 feet to a point of compound curvature, said point being the north right-of-way line for Polaris Parkway, being 70.00 feet left of Polaris Parkway centerline station 163+47.30;

Thence along said existing right-of-way, with a curve to the right, having a radius 1692.95 feet, a central angle of $0^{\circ}37'38''$, an arc length of 18.54 feet, being subtended by a chord bearing of South $66^{\circ}15'52''$ West and a chord distance of 18.54 feet to the **Point of Beginning**.

Containing 0.094 acre, more or less, within Delaware County Auditor's Parcel Number 31844302021000. Consisting of 0.000 acres of Present Roadway Occupation.

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

EXHIBIT A

LPA RX 851 WD

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."

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Polaris Parkway or Orion Place as shown upon the right of way plan "Arterial Street Rehabilitation - Polaris Parkway" on file with the City of Columbus, Ohio.

This description was prepared under the direction of Daniel J. Hornyak, Registered Professional Surveyor Number 7963, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by Columbus Engineering Consultants, Inc. and Carpenter Marty Transportation, Inc. and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as "Arterial Street Rehabilitation - Polaris Parkway".

Columbus Engineering Consultants, Inc.

Daniel J. Hornyak Date
Registered Professional Surveyor No. 7963