

**EXHIBIT A**

Page 1 of 4

LPA RX 851 WD

Rev. 06/09

Ver. Date 09/12/2016

PID 95549

**PARCEL 3-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 City of Columbus, County of Delaware, and State of Ohio, being in Farm Lot 19, Quarter Township 4, Township 3 North, Range 18 West of the United States Military District, and being a part of that 3.751 acre tract conveyed to Pulsar Owners Association Inc., an Ohio Non-Profit Corporation, by Deed Volume 593, Page 611, all references being to the Delaware County Recorder's Office, Delaware County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the west side of the centerline of existing right-of-way of Worthington Road, as shown and delineated upon the centerline plat with the right-of-way plans designated as Arterial Street Rehabilitation – Polaris Parkway prepared for the City of Columbus, Department of Public Services, by Carpenter Marty Transportation Inc., as recorded in Official Record Volume 1450, Page 927 (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at a point of tangency in the centerline of Polaris Parkway, said pin being Station 169+55.73 in said centerline;

## EXHIBIT A

LPA RX 851 WD

Page 2 of 4

Rev. 06/09

Thence along said centerline with a curve to the right having a radius of 1,762.95 feet, a central angle of  $18^{\circ} 03' 40''$ , an arc length of 555.73 feet, a chord bearing South  $55^{\circ} 12' 27''$  West, and a chord distance of 553.43 feet to the existing intersection of said line with the existing centerline of Orion Place, said point being Station 164+00.00 in said centerline of Polaris Parkway;

Thence along the centerline of said Orion Place the following four courses:

- 1) South  $25^{\circ} 45' 43''$  East a distance of 212.81 feet to a point of curvature, said point being Station 2+12.81 in said centerline;
- 2) With a curve to the right having a radius of 900.00 feet, a central angle of  $18^{\circ} 09' 53''$ , an arc length of 285.33 feet, a chord bearing South  $16^{\circ} 40' 47''$  East, and a chord distance of 284.14 feet to a point of tangency, said point being Station 4+98.14 in said centerline;
- 3) South  $7^{\circ} 35' 35''$  East a distance of 499.75 feet to a point of curvature, said point being Station 9+97.89 in said centerline;
- 4) With a curve to the right having a radius of 446.66 feet, a central angle of  $38^{\circ} 50' 26''$ , an arc length of 302.79 feet, a chord bearing South  $11^{\circ} 49' 38''$  West, and a chord distance of 297.02 feet to Station 13+00.68 in said centerline;

Thence North  $58^{\circ} 45' 09''$  West a distance of 40.00 feet to the existing westerly right-of-way line of said Worthington Road, said point being 40.00 feet right of Station 13+00.68 in said centerline, said point also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

Thence along one of the Grantor's southerly lines with a curve to the left having a radius of 24.50 feet, a central angle of  $25^{\circ} 51' 54''$ , an arc length of 11.06 feet, a chord bearing North  $72^{\circ} 27' 01''$  West, and a chord distance of 10.97 feet to a magnetic nail set on the proposed westerly

**EXHIBIT A**

Page 3 of 4

Rev. 06/09

LPA RX 851 WD

right-of-way line of said Worthington Road, said pin being 50.65 feet right of Station 13+03.61 in said centerline;

Thence along said westerly line North 35° 08' 00" East a distance of 36.21 feet to an iron pin set in one of the Grantor's northerly lines, said pin being 46.80 feet right of Station 12+63.19 in said centerline;

Thence along said northerly line North 80° 27' 39" East a distance of 8.36 feet to a 1" iron pipe found with a cap stamped "Bird & Bull Inc." in the existing westerly right-of-way line of said Worthington Road, said pipe being 40.00 feet right of Station 12+57.79 in said centerline;

Thence along said westerly line, also being one of the Grantor's easterly lines, with a curve to the right having a radius of 406.66 feet, a central angle of 5° 30' 07", an arc length of 39.05 feet, a chord bearing South 28° 29' 49" West, and a chord distance of 39.04 feet to the TRUE POINT OF BEGINNING, containing 0.007 acres, of which the present road occupies 0.000 acres.

The above described tract is located in Auditor's Parcel Number 318-443-02-008-001.

Grantor claims title by Deed Volume 593, Page 611, Delaware County Recorder's Office.

This description is based on a survey performed for the City of Columbus in June of 2015 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on June 30, 2016 by Kevin P. Carpenter, Registered Surveyor Number 8124.

The bearings found herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Bearings shown hereon are based on true north observed by Carpenter Marty Transportation, using a Leica GNSS Viva CS15/GS15 receiver. Based on this the bearing of Interstate 71 is North 3° 32' 22" East.

## **EXHIBIT A**

Page 4 of 4

LPA RX 851 WD

Rev. 06/09

Monuments referred to as iron pins set are  $\frac{3}{4}$ " x 30" topped by a 2" diameter aluminum cap stamped "CITY OF COLUMBUS R/W, P.S. 8124". Right of way monuments called for as set herein shall be set upon completion of the acquisition process.