

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 04/07/22

PID 108642

**PARCEL 2-WD
FRA-CLEVELAND AVENUE PED IMPROVE
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, A MUNICIPAL CORPORATION, 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 City of Columbus, County of Franklin, and State of Ohio, Quarter Township 4, Township 1 North, Range 18 West, United States Military Survey, and being a part of Lots No. 5 and 6 of Shoemaker's Addition as recorded in Plat Book 3, Page 234, conveyed to 804 CAMDEN LLC by Instrument Number 202112070222098, all references being to the Franklin County Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the right (east) side of the centerline of existing right-of-way of Cleveland Avenue, as shown and delineated upon the right-of-way plans 3754-E, designated as FRA-Cleveland Avenue Ped Improve prepared for the City of Columbus, Department of Public Services by Carpenter Marty Transportation Inc., and being more particularly described as follows:

Beginning, for reference, at an 3/4" iron pin found in a monument box at Station 49+28.38 in the centerline of Cleveland Avenue;

Thence along said centerline of Cleveland Avenue North 38° 24' 32" East a distance of 1,864.02 feet to a point at Station 67+92.40 in said centerline;

Thence leaving said centerline of Cleveland Avenue South 51° 35' 28" East a distance of 25.00 feet to a magnetic nail set at the intersection of the easterly right-of-way line of Cleveland Avenue and the northerly right-of-way line of Camden Avenue, and being at the Grantor's

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

southwesterly corner, said nail also being 25.00 feet right of Station 67+92.40 in said centerline, and being the **TRUE POINT OF BEGINNING** of the parcel herein conveyed;

Thence along said right-of-way line of Cleveland Avenue and Grantor's westerly line **North 38° 24' 32" East** a distance of **40.60 feet** to a magnetic nail set 25.00 feet right of Station 68+33.00;

Thence, along a new line across the Grantor's tract the following three courses:

- 1) **South 51° 35' 28" East** a distance of **16.15 feet** to an iron pin set being 41.15 feet right of Station 68+33.00 in said centerline;
- 2) **South 38 24' 32" West** a distance of **29.43 feet** to an iron pin set being 41.15 feet right of Station 68+03.57 in said centerline;
- 3) **North 86° 15' 37" West** a distance of **19.63 feet** to the **TRUE POINT OF BEGINNING**, containing 0.013 acres, of which the present road occupies 0.000 acres.

The above described 0.013 acre tract, including 0.000 acres of present road occupied, is located in Auditor's Parcel Number 010-304245-00

Grantor claims title by Instrument Number 202112070222098, Franklin County Recorder's Office.

The bearings found herein are based on Grid North of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011) and are for the purpose of defining angular measurements as established by a GPS survey using the ODOT VRS combined with conventional traverse performed by NEAS, Inc.

Monuments referred to as iron pins set are 5/8" x 30" topped by a yellow plastic cap stamped "CMT, P.S. 7357", unless noted otherwise. Right of way monuments called for as set herein shall be set upon completion of the acquisition process.

EXHIBIT A

Page 3 of 3

Rev. 06/09

LPA RX 851 WD

This description is based on a survey performed for the City of Columbus in November of 2020 by NEAS, Inc. This description was prepared and reviewed on April 07, 2022 by Michael D. Weeks, Registered Surveyor Number 7357.

Michael D. Weeks
Professional Surveyor S-7357

Date