

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 2-11-2022

PID 105732

**PARCEL 14-WD1
FRA-C.R.96-1.71 (CASSADY AVE.)
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, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of Lots 482 and 483 in the C.E. Morris Trustee, ETAL., East Columbus Addition recorded in Plat Book 5, page 364-366 and conveyed to David J. Rupp in instrument 201710170144382 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline of proposed right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at an iron pin set at the southeast corner of said Lot 482 being on the northerly line of a 15.00 foot alley being 162.91 feet left of the centerline of proposed 5th Avenue at station 206+77.01; Thence along the northerly line of said 15.00 foot alley, North 87 degrees 16 minutes 14 seconds West 161.94 feet to the southwest corner of said Lot 482 being the southwest corner of said Lot 482 and being on the easterly existing right of way for Cassady Avenue, said point being 13.00 feet right of the centerline of proposed Cassady Avenue at station 23+65.84 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the west line of said Lot 482 and the easterly existing right of way for Cassady Avenue, **North 09 degrees 35 minutes 04 seconds East, 65.43 feet** to a point at the grantor's northwest corner and being the southwest corner of a tract conveyed to Mother's Ink Housing, LLC. in Instrument 202110070181782, said point being 13.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 24+31.27;

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- 2) **Thence**, along the grantor’s north line and the south line of said Mother’s Ink Housing, LLC., **South 87 degrees 03 minutes 36 seconds East, 22.15 feet** to an iron pin set, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 24+33.83;

- 3) **Thence**, across the grantor’s tract, **South 09 degrees 35 minutes 04 seconds West, 65.35 feet** to an iron pin set on the south line of said Lot 482 and the north line of said 15.00 feet alley, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 23+68.48;

- 4) **Thence**, along the south line of said Lot 482 and the north line of said 15.00 foot alley, **North 87 degrees 16 minutes 14 seconds West, 22.16 feet** to the **TRUE POINT OF BEGINNING**, containing 0.033 acres.

The parcel of land described contains, 0.033 acres, more or less in Franklin County Auditor’s Parcel Number 010-066374-00 including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped “2LMN, Inc”.

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, September, 2020.

Grantor claim title by instrument 201710170144382, as recorded in the Franklin County Recorder’s Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date