

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 3-24-2022

PID 105732

**PARCEL 4A-WD
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, Section 1, Township 5, Range 22, Refugee Lands and being all of a 0.136 acre tract conveyed to Thomas D. Cassady by deed book 270, page 561 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 Lot 111 of Amended Plat of Bexley Heights as recorded in Plat Book 18, page 31; Thence, along the westerly existing right of way for Cassady Avenue South 04 degrees 47 minutes 52 seconds West 26.36 feet to a point on the northerly line of the property conveyed by ½ interest The Columbus & Ohio River Company Railroad, an Ohio Corporation in Instrument 200601090004340, ½ interest Ohio Rail Development Commission, an Independent Agency of the State of Ohio in Instrument 201204190054429; Thence along the north line of said Railroad property, North 85 degrees 16 minutes 22 seconds East 40.56 feet to a monument box with iron pin at the grantor's southwest corner, said point being on the centerline of Cassady Avenue at station 11+27.40 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's west line and the centerline of Cassady Avenue, **North 04 degrees 47 minutes 52 seconds East, 200.00 feet** to a point at the grantor's northwest corner and the west line of a 5.000 acre tract conveyed to Columbus Cassady, LLC, a Delaware Limited Liability Company as recorded in Instrument 201902060014595 and 202100300216612, said point being on the centerline of proposed right of way and construction for Cassady Avenue at station 13+27.40;

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- 2) **Thence**, along the grantor's north line and the west line of said 5.000 acre tract, **South 86 degrees 20 minutes 36 seconds East, 30.01 feet** to a point at the grantor's northeast corner, said point being 30.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 13+28.00;
- 3) **Thence**, along the grantor's east line and west line of said 5.000 acre tract, **South 04 degrees 47 minutes 52 seconds West, 195.56 feet** to a point at the grantor's southeast corner and on the north line of said Columbus & Ohio River Railroad, said point being 30.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 11+32.44;
- 4) **Thence**, along the grantor's south line and the north line of said railroad, **South 85 degrees 16 minutes 22 seconds West, 30.42 feet** to the **TRUE POINT OF BEGINNING**, containing 0.136 acres.

The parcel of land described contains, 0.136 acres, more or less located in an unknown Franklin County Auditor's Parcel Number including the present road occupies 0.091 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 Deed Book 270, page 561, 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