

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 2/12/2020

PID

**PARCEL 3-WD
FRA-SHORT ST.
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, Half Section 27, Township 5, Range 22, and part of a 1.9296 acre tract conveyed to Langston, an Ohio General Partnership, in Official Record 5420, Page A04, as recorded in the Franklin County Recorder's Office. The below described parcel laying on the left side of the proposed centerline of right of way for Short Street in project SHORT STREET as platted by 2LMN, Inc. as recorded in Plat Book 127, Page 84-85, and being more particularly described as follows:

COMMENCING at the iron pin set at the southwest corner of existing right of way for Sycamore Street dedicated to the City of Columbus in Instrument 200410220245227, said pin being 25.11 feet left of centerline of Short Street at station 10+05.18, Thence, South 16 degrees 10 minutes 37 seconds East, 2.42 feet to an iron pin set, said pin being 27.49 feet left of the centerline of Short Street at station 10+04.83; Thence, with a curve to the right having a radius of 146.50 feet, a central angle of 78 degrees 11 minutes 08 seconds, an arc length of 199.91 feet, and a chord that bears North 56 degrees 53 minutes 41 seconds West, 184.76 feet, to an iron pin set, said pin being 26.50 feet left of the centerline of Short Street at station 11+67.92; Thence, North 20 degrees 08 minutes 00 seconds West, 28.35 feet to an iron pin set on the grantor's east line and the west line of a 44.960 acre tract conveyed to the State of Ohio, as conveyed in the Canal Lands Act of 1825, and leased to Columbus and Southern Ohio Electric Company, in Lease Record 83, Page 346, and the southernmost point of a 0.023 acre tract conveyed to Columbus and Hocking Valley Railroad Company in Deed Book 149, Page 139, said pin being 27.65 feet left of the centerline of Short Street at station 11+96.06, and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

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- 1) **Thence**, across the grantor's tract, **North 17 degrees 20 minutes 17 seconds West, 142.44 feet** to an iron pin set on the grantor's north line and the south line of a 1.048 acre tract conveyed to Ron Zaniewski, Inc. in Instrument Number 201510130144521, said pin being 26.50 feet left of the centerline of Short Street at station 13+38.49;
- 2) **Thence**, along the grantor's north line and the south line of said 1.048 acre tract, **North 74 degrees 39 minutes 10 seconds East, 2.72 feet** to a point at the grantor's northeast corner and the southwest corner of the existing right of way for Short Street as recorded in Deed Book 2358, Page 427, and the northwest corner of a 0.023 acre tract conveyed to Columbus and Hocking Valley Railroad Company in Deed Book 149, Page 139, said point being 23.78 feet left of the centerline of Short Street at station 13+38.38;
- 3) **Thence**, along the grantor's east line and west line of said 0.023 acre tract, **South 16 degrees 14 minutes 42 seconds East, 142.37 feet**, to the **TRUE POINT OF BEGINNING**, containing 0.004 acres.

It is understood that the parcel of land described contains, 0.004 acres, more or less, including the present road occupies 0.000 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-057621.

All iron 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, March, 2019.

Grantor claim title by Official Record 5420, Page A04, as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2019 and being a bearing of North 16 degrees 48 minutes 07 seconds West of the centerline of Short Street as shown in project Short Street, as platted by 2LMN, Inc.

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

Date