

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 03/19/24

PID 106095

**PARCEL 29-WD
FRA-23-15.30
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]

Situate in the State of Ohio, County of Franklin, City of Columbus in the Quarter Township 2 of Township 1, Range 18, United States Military Lands, and a part of Lot 48 of Oakland North Broadway as recorded in Plat Book 4, Page 370 of the Franklin County Recorder's Office, also known as being part of the property conveyed to Jeffery P. Robinson and Gary R. Thibeault by Instrument Number 200907150103708 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Number 010-049725-00), being Parcel 29-WD on the left side of the existing centerline of Right-of-Way of Indianola Avenue (Right-of-Way varying) as shown on the City of Columbus Right-of-Way Plans for Indianola Avenue (1908-A) and being more particularly described as follows:

Beginning for Reference at a Monument Box Set in the centerline of Right-of-Way of Indianola Avenue at Station 156+00.96. Thence, along said centerline of Right-of-Way of Indianola Avenue, North 04 degrees 11 minutes 20 seconds East, 30.11 feet to a point in said centerline of Right-of-Way of Indianola Avenue, said point being Station 156+31.07. Thence, leaving said centerline, North 86 degrees 11 minutes 46 seconds West, 28.00 feet to the southeast corner of said Robinson/Thibeault property said point being in the existing westerly Right-of-Way line of said Indianola Avenue, said point also being 28.00 feet left of Station 156+31.07 of said centerline of Right-of-Way of Indianola Avenue and the **True Point of Beginning** for the parcel herein described;

Thence, along the southerly line of said Robinson/Thibeault property, the same being the northerly line of Lot 31 of Walhalla Park Place Second Addition as shown in Plat Book 9, Page 29 of the Franklin County Recorder's Office, **North 86 degrees 07 minutes 23 seconds West, 2.50 feet** to an Iron Pin Set in said southerly property line of said Robinson/Thibeault property

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and the northerly line of said Lot 31, said point being 30.50 feet left of Station 156+31.06 of said centerline of Right-of-Way of Indianola Avenue;

Thence, crossing said Robinson/Thibeault property, **North 04 degrees 11 minutes 20 seconds East, 100.00 feet** to an Iron Pin Set in the northerly line of said Robinson/Thibeault property, the same being the southerly line of property conveyed to Shannon Savage and Keisha Savage by Instrument Number 201801120005566 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Number 010-015597-00), said point being 30.50 feet left of Station 157+31.06 of said centerline of Right-Of-Way of Indianola Avenue;

Thence, along the common line of said Robinson/Thibeault and Savage properties, **South 86 degrees 07 minutes 23 seconds East, 2.50 feet** to the northeast corner of said Robinson/Thibeault property, the same being the southeast corner of said Savage property, said point being 28.00 feet left of Station 157+31.07 of said centerline of Right-Of-Way of Indianola Avenue;

Thence, along the easterly line of said Robinson/Thibeault property, the same being said existing westerly Right-of-Way line of Indianola Avenue, **South 04 degrees 11 minutes 20 seconds West, 100.00 feet** to the **Point of Beginning**, containing 0.006 acre (250.0 sq. ft), more or less, all of which is in Franklin County Auditor's Parcel Numbers 010-049725-00.

Subject to all, legal, easements, rights-of-way, conditions and restrictions.

Iron Pins Set are 5/8" rebar, 30" long, with a yellow ID cap marked "Smart Services".

The Gross Take from Franklin County Auditor's Parcel Number 010-049725-00 is 0.006 acre.

The P.R.O. in Take for Franklin County Auditor's Parcel Number 010-049725-00 is 0.000 acres.

All bearings shown are for project use only and are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). A bearing of North 03 degrees 52 minutes 37seconds East was held as the bearing of the centerline of Indianola Avenue from E. Weber Road to Clinton Heights Avenue.

Address: 3265-3271 Indianola Avenue, Columbus, Ohio 43202.

The ownership and recording information from the Franklin County Recorder and Auditor's Offices is current as of the date of description.

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This description was prepared in March 2024 by Smart Services, Inc. under the direct supervision of John C. Dodgion, P.S. 8069 and is based on actual field measurements performed by the same in August and September of 2022 and March of 2023.

JOHN C. DODGION
REG. SURVEYOR NO. 8069