

EXHIBIT 'A'
Parcel 52-P
SIDEWALK EASEMENT
FRA-SR317-10.63
IN THE NAME AND FOR THE USE OF THE CITY OF COLUMBUS

Situated in Half Section 49, Township 12, Range 21 of the Refugee Lands within the City of Columbus, County of Franklin, and the State of Ohio and being part of a 0.7346 acre tract as described in a deed to EASTLAND-HAMILTON, LLC., an Ohio Limited Liability Company in Instrument Number 201208240124291 (all records are on file at the Recorder's Office, Franklin County, Ohio), said parcel being more fully described as follows:

Commencing at a standard highway monument set at the intersection of the centerline of survey of Hamilton Road (S.R. 317) and centerline of survey of Groves Road (C. R. 212), said monument being the northeasterly corner of Half Section 50, the northwesterly corner of Half Section 49, the southeasterly corner of Half Section 35, the southwesterly corner of Half Section 36, Township 12, Range 21 of the Refugee Lands, said monument having a station of 63+52.59 Hamilton Road and 107+00.00 Groves Road as shown in FRA-SR317-10.63 Right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio;

Thence South 85° 32' 20" East, following the centerline of Groves Road, the southerly line of said Half Section 36 and the northerly line of Half Section 49, for a distance of 75.00 feet to a 0.092 acre tract as described in a deed to Eastland Investment Co. in Deed Volume 3153 page 519 and having a station 107+75.00 of Groves Road;

Thence South 04° 22' 11" West, leaving the centerline of Groves Road, following the westerly line of said 0.092 acre tract and then the westerly line of a dedicated portion of right of way of Groves Road to the City of Columbus in Deed Book 2708 page 488, for a distance of 30.00 feet to the intersection of the easterly right of way of Hamilton Road, conveyed as Parcel 54B-WD to the State of Ohio in Deed Book 2642 page 447 and as shown in FRA-40-18.69/FRA-317-2.05 and the southerly right of way of Groves Road and the northwesterly corner of said 0.7346 acre tract and being the **True Place of Beginning** of the parcel here in described;

Thence South 85° 32' 20" East, following the southerly right of way Groves Road and the northerly line of said 0.7346 acre tract, for a distance of 199.83 feet to ¾" iron pipe found at the northeasterly corner of said 0.7346 acre tract and northwesterly corner of a 2.532 acre tract as described in a deed to SYLVESTRE EASTLAND, LLC in Instrument Number 201504290054899;

Thence South 04° 16' 56" West, following the easterly line of said 0.7346 acre tract and the westerly line of said 2.532 acre tract, for a distance of 5.50 feet to a point;

Thence passing through said 0.7346 acre tract for the following three (3) courses and distances;

1. North 85° 32' 20" West, for a distance of 168.32 feet to a point;
2. South 70° 00' 17" West, for a distance of 22.34 feet to a point;
3. Along the arc of a curve to the left, having a radius of 19.00 feet , a delta of 65° 38' 06", a chord bearing of South 37° 11' 14" West, a chord distance of 20.59 feet, for an arc length of

21.77 feet to a point on the easterly right of way of Hamilton Road and the westerly line of said 0.7346 acre tract;

Thence North 4° 22' 11" East, following the westerly line of the 0.7346 acre tract and the easterly right of way of Hamilton Road, for a distance of 32.07 feet to the to the **True Point of Beginning**, and containing within said bounds 1351 square feet or 0.0310 acres of land, more or less in Franklin County Auditor Parcel Number 010-125640-00, of which the present road occupied is 0.000 acres of land.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983 (2011). With an established bearing of N 4° 22' 11" E between a monument set at the intersection of Refugee Rd. (C.R. 14) and Hamilton Rd. (S.R. 317) at Sta. 10+00.00 as shown in FRA-SR317-10.63 right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio and a monument set at the intersection of Groves Rd. and Hamilton Rd. (S.R. 317) Sta. 63+52.59 as shown in said right of way plans with a distance of 5352.59' between them. The above description was prepared by ms consultants, inc. from an actual field survey (2014-2017) and existing records.

Chad S. Snow
Professional Surveyor No. 8559