

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 09/18/2023

PID -

**PARCEL 1-WD  
DERING AVE. AT S. HIGH STREET SIGNAL REPLACEMENT**

**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, OHIO, A MUNICIPAL CORPORATION, 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, County of Franklin and the City of Columbus, being located in Section 4, Township 4, Range 22, Congress Lands, and being part of a tract conveyed to Vuong H. Vo and Diep N. Vo, as trustees of the Vuong H. Vo and Diep N. Vo Revocable Trust, dated August 14, 2023, as recorded in Instrument Number 202308280088232 of said county records and bounded and described as follows:

**COMMENCING** at a 5/8 inch rebar (set), with cap stamped "GPD", at the northwest corner of Lot 1 of Lewis and Weisend South High Street Addition as recorded in Plat Book 13, Page 6, said Lot 1 being conveyed to Lonnie Keith Wallace (1/3 Interest); Beverly J. Wallace Steele (1/3 Interest) and Ronnie Wesley Wallace (1/3 Interest), as recorded in Official Record 30212, Page D02, 33.00 feet right of S. High Street station 15+11.12;

Thence **North 89 degrees 40 minutes 18 seconds West**, a distance of **33.00 feet** to a point on the centerline of S. High Street and the Grantor's east line, at S. High Street station 15+11.12;

Thence on the centerline of S. High Street and the Grantor's east line, **North 00 degrees 19 minutes 42 seconds East**, a distance of **31.75 feet** to a mag spike (set) at the Grantor's northeast corner and the southeast corner of lands conveyed to Claudia Realty, LLC., as recorded in Instrument Number 201808200111728, at S. High Street station 15+42.87 and the **POINT OF BEGINNING**;

Thence on the centerline of S. High Street and the Grantor's east line, **South 00 degrees 19 minutes 42 seconds West**, a distance of **227.59 feet** to a mag spike (set) at the Grantor's southeast corner and the northeast corner of lands conveyed to 2431 South High Street, LLC, an Ohio Limited Liability Company, as recorded in Instrument Number 200911180165630, at S. High street station 13+15.29;

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Thence on the Grantor's south line and the north line of said 2431 South High Street, LLC lands, **North 85 degrees 25 minutes 47 seconds West**, a distance of **40.11 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", on the west existing standard highway easement line of High Street, designated as Parcels 79 and 81 (S.H. 5 Secs. Exp., G (Pt) & F), conveyed to the State of Ohio, as recorded in Deed Book 1137, Page 440, 40.00 feet left of S. High Street station 13+18.25;

Thence on said west existing standard highway easement line, **North 00 degrees 19 minutes 42 seconds East**, a distance of **168.52 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 40.00 feet left of S. High Street station 14+86.77;

Thence through the Grantor's lands, the following three (3) courses:

1. **North 89 degrees 42 minutes 19 seconds West**, a distance of **3.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 43.00 feet left of station 14+86.77;
2. **North 00 degrees 19 minutes 42 seconds East**, a distance of **16.40 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 43.00 feet left of station 15+03.16;
3. **South 89 degrees 42 minutes 19 seconds East**, a distance of **3.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", on the west existing standard highway easement of High Street, in the name of the State of Ohio, as recorded in Deed Book 1137, Page 440, 40.00 feet left of S. High Street station 15+03.16;

Thence on said west existing standard highway easement line, **North 00 degrees 19 minutes 42 seconds East**, a distance of **42.18 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", on the Grantor's north line and the south line of said Claudia Realty, Inc. lands, 40.00 feet left of S. High Street station 15+45.34;

Thence on the Grantor's north line and the south line of said Claudia Realty, LLC. lands, **South 86 degrees 08 minutes 18 seconds East**, a distance of **40.08 feet** to the **Point of Beginning**, containing 0.210 acres, of which the present road occupies 0.209 acres, and being part of Franklin County Auditor's Parcel Number 010-112313.

The bearings for this description are based on the bearing between Franklin County Monuments "FRANK162" and "FRANK76" being North 37 degrees 10 minutes 21 seconds East, as measured using Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

Stationing is based on City of Columbus plan titled "Dering Ave. at S. High Street Signal Replacement", Drawer 3775-E, on file with the City of Columbus, Ohio.

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from an actual field survey conducted for the City of Columbus, in September, 2020.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.  
dba GPD Group

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Steven L. Mullaney, P.S.  
Ohio Professional Surveyor No. 7900