

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 06/15/21

PID 110436

**PARCEL 11-WD
FRA-161-12.04
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, County of Franklin, City of Columbus, being part of Lot 9 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, Quarter Township 4, Township 2, Range 18, United States Military Lands, being 0.019 acres out of a 0.813 acre tract described in a deed to Ereeny Corp., an Ohio corporation of record in Instrument Number 201211280182076, and being more particularly described as follows:

Being a parcel of land lying left of the Centerline of Right of Way of FRA-161-12.04 made by IBI Group for the City of Columbus as recorded in Plat Book 130, Page 77 in the records of Franklin County, and being located within the following described boundary points in the boundary thereof:

BEGINNING FOR REFERENCE at monument box found with a 1" rebar located at the centerline intersection of State Route 161 and Karl Road, said box being at Station 636+70.91 in the centerline of right-of-way of State Route 161 and at Station 163+71.00 in the centerline of right-of-way of Karl Road; thence South 03°25'04" West, a distance of 90.00 feet along the centerline of right-of-way of Karl Road to a point at the intersection of the centerline of right-of-way of Karl Road, the south limited access right-of-way line of State Route 161 of record in Deed Book 3048, Page 578, and the north line of a tract described in a deed to The City of Columbus, Ohio of record in Deed Book 2857, Page 626, said point being at Station 162+81.00; thence North 71°35'35" West, a distance of 38.83 feet along the south limited access right-of-way line of State Route 161 and the north line of said tract described in a deed to The City of Columbus, Ohio, to the northeast corner of said 0.813 acre tract, to a point at an offset from the

EXHIBIT A

existing Karl Road of 37.50 feet Left from Station 162+91.04; said point also being the **TRUE POINT OF BEGINNING**;

Thence South 03°25'04" West, a distance of 78.04 feet along the east line of said 0.813 acre tract and the west right-of-way line of Karl Road of record in Deed Book 2857, Page 626, to an Iron Pin Set at an offset from the existing Karl Road of 37.50 feet Left from Station 162+13.00; Thence North 86°34'56" West, a distance of 7.50 feet crossing said 0.813 acre tract, to an Iron Pin Set at an offset from the existing Karl Road of 45.00 feet Left from Station 162+13.00;

Thence North 00°49'07" West, a distance of 40.61 feet crossing said 0.813 acre tract, to an Iron Pin Set at an offset from the existing Karl Road of 48.00 feet Left from Station 162+53.50;

Thence North 03°25'04" East, a distance of 16.50 feet crossing said 0.813 acre tract, to an Iron Pin Set at an offset from the existing Karl Road of 48.00 feet Left from Station 162+70.00;

Thence North 16°10'55" West, a distance of 22.36 feet crossing said 0.813 acre tract to the north line of said 0.813 acre tract and the south limited access right-of-way line of said State Route 161 of record in Deed Book 3048, Page 578, to an Iron Pin Set at an offset from the existing Karl Road of 55.50 feet Left from Station 162+91.06;

Thence South 86°30'56" East, a distance of 18.00 feet along the north line of said 0.813 acre tract and the south limited access right-of-way line of said State Route 161, to the **TRUE POINT OF BEGINNING**, containing 0.019 acre of land more or less out of Franklin County Auditor's Parcel Number 010-117219-00, 0.000 acres of which lie within the present right of way of Karl Road.

Basis of Bearing: Bearings are based on data acquired by GPS observations as per NAD 83 (2011) – Ohio State Plane Coordinate System – South Zone, which sets the centerline of State Route 161 as South 86°30'56" East. State Route 161 and Karl Road centerline Stationing was established from State of Ohio Department of Transportation right-of-way plan FRA-161-11.57 as established for this project.

Iron pins set consist of a 5/8-inch rebar, 30 inches long with an orange plastic cap stamped "IBI Group, S-6872/S-7740".

The above description is based on and referenced to State of Ohio Department of Transportation right-of-way plan FRA-161-12.04 prepared by IBI Group attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Franklin County, Ohio.

