

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 12-30-15

PID 95606

**PARCEL 6-WD
FRA - LAZELLE ROAD - PHASE A
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, located in Farm Lot 50 of Section 2, Township 2, Range 18, of the United States Military Lands, being part of Lot 50 of the Partition Plat of the Scioto Land Company, Deed Book "A" page 194, destroyed by fire, as demonstrated in Survey Plat Book 3 pages 136 & 137 (on file in the Franklin County Engineers Office). Descriptions of said partition lots are recorded in Deed Book "A" pages 7 & 14. Also being part of the 2.055 acre tract conveyed to 111 Lazelle Road East, LLC. (Grantor) in Instrument Number 200603020040089, and being described as follows:

Being a parcel of land lying north of and adjacent to the north existing right-of-way line of Lazelle Road East, as described in Plat Book 64 page 6 and more particularly described as follows:

Commencing at a monument found (FCGS 5027 Reset) at the intersection of the centerline of existing right-of-way of Flint Road and the centerline of existing right-of-way of Lazelle Road, being at centerline station 91+03.76;

Thence North 86°25'36" West, along the centerline of existing right-of-way of Lazelle Road, a distance of 135.35 feet to a monument found (FCGS 2225), being at centerline station 89+68.41;

Thence continuing along said centerline North 87°12'45" West, a distance of 963.42 feet to a point of deflection 00°03'20" to the right, being at centerline station 80+04.99;

Thence continuing along said centerline North 87°09'24" West, a distance of 154.81 feet to a point of tangent, said point being at centerline station 78+50.18;

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

Thence continuing along said centerline, Lazelle Road turning into Lazelle Road East at the intersection with Lazelle Road, with a curve to the left, having a radius 600.00 feet, a central angle of $46^{\circ}25'36''$, an arc length of 486.18 feet, being subtended by a chord bearing of South $69^{\circ}37'48''$ West and a chord distance of 472.99 feet to a point of curvature, said point being at centerline station 73+64.00;

Thence South $46^{\circ}24'59''$ West, along the centerline of Lazelle Road East, a distance of 145.71 feet to a point of tangent, said point being at centerline station 72+18.29;

Thence continuing along said centerline, with a curve to the right, having a radius 475.00 feet, a central angle of $7^{\circ}52'09''$, an arc length of 65.24 feet, being subtended by a chord bearing of South $50^{\circ}21'04''$ West and a chord distance of 65.19 feet to a point on the curve, said point being at centerline station 71+53.06;

Thence leaving said centerline, North $35^{\circ}42'52''$ West, a distance of 40.00 feet to a point on the existing north right-of-way line for Lazelle Road East as established by Plat Book 64, Page 6 and southeast property corner for said 111 Lazelle Road East, LLC. tract, also being the south corner of a tract of land declared as The Lazelle Road Building Condominium in Official Record 8465 H14 and as demonstrated in Condominium Plat Book 36 page 53, being 40.00 feet left of Lazelle Road East centerline of right-of-way station 71+53.06, and being the **Point of Beginning** for the herein described right-of-way parcel;

Thence continuing along said right-of-way, with a curve to the right, having a radius 435.00 feet, a central angle of $37^{\circ}38'58''$, an arc length of 285.84 feet, being subtended by a chord bearing of South $73^{\circ}06'37''$ West and a chord distance of 280.73 feet to a point of curvature being the southwest property corner of said 111 Lazelle Road East, LLC. tract, also being the southeast corner of a tract of land conveyed to Columbus and Southern Ohio Power Company (now known as Columbus Southern Power Company) in Deed Book 2645 page 114, said point being 40.00 feet left of centerline station 68+40.93;

Thence North $02^{\circ}52'25''$ East along the west property line of said 111 Lazelle Road East, LLC. tract, a distance of 7.00 feet to a pin set, being 47.00 feet left of centerline station 68+41.06;

Thence crossing said 111 Lazelle Road East, LLC. tract with a curve to the left, having a radius 428.00 feet, a central angle of $38^{\circ}23'08''$, an arc length of 286.74 feet, being subtended by a chord bearing of North $72^{\circ}43'37''$ East and a chord distance of 281.41 feet to an iron pin set on the east property line of said tract, said point being 47.00 feet left of centerline station 71+59.29;

EXHIBIT A

LPA RX 851 WD

Thence South 02°51'58" West along the east property line of said 111 Lazelle Road East, LLC. tract, a distance of 9.00 feet to the **Point of Beginning**.

Containing 0.046 acre, more or less, within Franklin County Auditor's Parcel Number 610-204319. Consisting of 0.000 acres of Present Roadway Occupation.

All references herein are to records in the Records' Office, Franklin County, Ohio.

The basis of bearings for this description is based on the bearing of South 86°25'36" East for the centerline of Lazelle Road as established by the Franklin County Engineers office between monuments "FCGS 2225" and "FCGS 2226".

All pins set are 3/4 inch rebar, 30 inches long, with a plastic cap stamped "CEC, INC.".

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Lazelle Road and Lazelle Road East as shown upon the right of way plan FRA-LAZELLE ROAD-PHASE A on file with the City of Columbus, Ohio.

This description was prepared under the direction of Daniel J. Hornyak, Registered Professional Surveyor Number 7963, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by Columbus Engineering Consultants, Inc., and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as FRA-LAZELLE ROAD-PHASE A.

Daniel J. Hornyak Date
Registered Professional Surveyor No. 7963