

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 12/10/2018

PID 99744

**PARCEL 18-WD2
FRA-CR 14-1.99
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, being located in Half Sections 52 and 53 in original Truro Township, Township 12, Range 21 of the Refugee Lands. The herein described parcel lies on the left side of the existing centerline of Right-of-way of Refugee Road. All bearings and distances, stations and offsets are based on the Right-of-Way plans prepared by Burgess & Niple for the City of Columbus as shown on the centerline plat for Refugee Road as recorded in Plat Book 125, pages 58 – 61 of the Franklin County Recorder's Office and as on file with the City of Columbus in plan 3419-E. Being part of lands conveyed to the "FIRST CHURCH OF GOD, INC., A NON-PROFIT OHIO COPORATION" (hereafter referred to as Grantor) as described in Instrument No. 199802230039216 of the Franklin County Recorder's Office and being more particularly described as follows:

COMMENCING at a **1" Rebar Set** at the intersection of the existing centerlines of right-of-way of Refugee Road (width varies) and Schwartz Road (60 foot right-of-way) on the existing centerline of right-of-way of Refugee Road at station 28+89.33, also on the existing centerline of right-of-way of Schwartz Road at station 50+00.00;

THENCE with the existing centerline of right-of-way of Refugee Road, **South 85 deg. 43 min. 08 sec. East** for a distance of **51.39 feet** on the existing centerline of right-of-way of Refugee Road at station 29+40.72;

THENCE perpendicular with said centerline, **North 04 deg. 16 min. 52 sec. East** for a distance of **60.00 feet** to an **Iron Pin Set** on the North line of a 0.8986 acre tract designated as Parcel No. 12 as appropriated by the City of Columbus in Franklin County Court of Common Pleas Case No. 231507 as recorded in Deed Book 3017, page 301 in the North right-of-way line of Refugee Road and the Grantor' South line at 60.00 feet left of the existing centerline of right-of-way of

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Refugee Road station 29+40.72 and the **TRUE POINT OF BEGINNING** of the herein described parcel;

THENCE through the Grantor's lands the following five (5) courses:

- 1) **North 76 deg. 11 min. 59 sec. East** for a distance of **21.61 feet** to an **Iron Pin Set** at 66.70 feet left of the existing centerline of right-of-way of Refugee Road at station 29+61.27;
- 2) on a non-tangent curve to the right, with an **ARC LENGTH** of **66.84 feet**, a **RADIUS** of **212.00 feet**, a **TANGENT LENGTH** of **33.70 feet**, a **DELTA ANGLE** of **18 deg. 03 min. 52 sec.**, with a **CHORD BEARING** of **North 85 deg. 13 min. 56 sec. East** and a **CHORD DISTANCE** of **66.56 feet** to an **Iron Pin Set** at 77.17 feet left of the existing centerline of right-of-way of Refugee Road at station 30+27.00;
- 3) **South 85 deg. 44 min. 08 sec. East** for a distance of **148.97 feet** to an **Iron Pin Set** at 77.22 feet left of the existing centerline of right-of-way of Refugee Road at station 31+75.97;
- 4) on a non-tangent curve to the right, with an **ARC LENGTH** of **55.55 feet**, a **RADIUS** of **212.00 feet**, a **TANGENT LENGTH** of **27.93 feet**, a **DELTA ANGLE** of **15 deg. 00 min. 45 sec.**, with a **CHORD BEARING** of **South 78 deg. 13 min. 46 sec. East** and a **CHORD DISTANCE** of **55.39 feet** to an **Iron Pin Set** at 70.00 feet left of the existing centerline of right-of-way of Refugee Road at station 32+30.89;
- 5) **South 85 deg. 43 min. 08 sec. East** for a distance of **366.39 feet** to an **Iron Pin Set** on the Grantor's East line and the West line of lands conveyed to Ohio Achievement Charter Schools Inc. an Ohio non-profit Corporation, dba The Millennium Community School as described in instrument no. 201609220128505 at 70.00 feet left of the existing centerline of right-of-way of Refugee Road at station 35+97.27;

THENCE with the Grantor's East line the Ohio Achievement's West line, **South 04 deg. 16 min. 52 sec. West** for a distance of **10.00 feet** to the north line of a 0.9401 acre tract designated as Parcel No. 13 as appropriated by the City of Columbus in Franklin County Court of Common Pleas Case No. 231507 as recorded in Deed Book 3017, page 301 in the North right-of-way line of Refugee Road at 60.00 feet left of the existing centerline of right-of-way of Refugee Road at station 35+97.27, being witnessed by an iron pin found North 41 deg. 30 min. 45 sec. East, 0.33 feet;

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THENCE with North line of said Parcels No.'s 12 and 13 in the North existing right-of-way line of Refugee Road, **North 85 deg. 43 min. 08 sec. West** for a distance of **656.55 feet BACK TO THE TRUE POINT OF BEGINNING.**

The above-described parcel contains 0.184 acres total, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 010-109331.

The basis of bearings for the above-described parcel are based on the Grid North and the Ohio State Plane Coordinate System, South Zone, NAD83(2011), as established from a GPS survey utilizing the Ohio Department of Transportation's Virtual Reference System (VRS), performed by OHM-Advisors in November, 2015 and as expressed on said Right-of-Way plans and Centerline Plat prepared by Burgess & Niple for the City of Columbus on the existing centerline of Refugee Road by a monument box, located at the center of the box lid, at station 10+00.00 and a 1" rebar set in pavement at the centerline intersections of Refugee Road and Schwartz Road at station 28+89.33 with a bearing of South 85 deg. 43 min. 08 sec. East.

All Iron Pins described as set are 5/8" x 30" rebar with a with a yellow plastic cap stamped "R/W Burgess & Niple" and shall be placed upon notification from the City of Columbus at the completion of construction.

This description was prepared by Burgess & Niple, under the direct supervision of Michael D. Jones, P.S., Ohio License No. 8459 and is based on a recent survey of the existing boundary monument locations performed by OHM Advisors, under the direction of John Raab, Professional Surveyor, Ohio License Number 7863, under a sub-consultant agreement between Burgess & Niple and OHM Advisors, for said services.

Burgess and Niple, Inc.

Michael D. Jones PS
Ohio Reg. No. 8459

Date