

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 4-4-2025

PID 117425

**PARCEL 17-WD
INNIS ROAD (CLEVELAND AVE TO WESTERVILLE RD)
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
FRANKLIN COUNTY COMMISSIONERS, 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, Franklin County, Clinton Township, Quarter Township 1, Township 1N, Range 18 United States Military Lands and being part of Lot 17 of Plat Book A, Page 180 (destroyed in fire) and being part of 6.500 and 10.013 acre tracts conveyed to City of Columbus, Ohio, as recorded in Instrument Number 202311090117525 in the Franklin County Recorder's Office (Franklin County Auditor Parcel Numbers 130-000075 and 010-087437). The below described parcel laying on both sides of the centerline of existing right of way for Innis Road as platted and shown in the FRA-3 Section (20.84) & Innis Road on file in the Office of the Franklin County Engineer and re-created with this plan for project Innis Road (Cleveland Ave. To Westerville Road), Columbus, Ohio, and being more particularly described as follows:

COMMENCING at an iron pin found in an existing centerline monument box found at a PI station 107+96.28 as shown on the centerline plat for project FRA-3-21.17, Thence, along the centerline of Innis Road South 87 degrees 37 minutes 21 seconds East 33.93 feet to a point on the east line of said 58.466 acre tract being at the southwest corner of Highway Parcel No. 51-WD, (FRA-3-(20.84)(22.58)(25.00) as appropriated by the Director of Transportation of the State of Ohio in Franklin County Court of Common Pleas Case No. 72CV-06-1801, as recorded in Deed Book 3404, Page 777 and the northwest corner of Highway Parcel No. 10-WD, (FRA-3-(20.84)(22.58)(25.00) as appropriated by the Director of Transportation of the State of Ohio in Franklin County Court of Common Pleas Case No. 72CV-06-1902, as recorded in Deed Book 3337, Page 58, said point being at the intersection of the existing of Right of Way for Innis Road and the easterly line of said 6.500 acre tract at station 108+30.20, and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

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- 1) **Thence**, along the east line of said 6.500 acre tract and the west line of said 10-WD, **South 14 degrees 26 minutes 51 seconds West, 40.90 feet**, to an iron pin set, said pin being 40.00 feet right of the centerline of Right of Way for Innis Road at station 108+21.65;
- 2) **Thence**, across the grantor's 6.500 acre tract, **North 86 degrees 44 minutes 48 seconds West, 67.28 feet** to a 5/8 inch rebar found on the west line of said 58.466 acre tract and the east line of Highway Parcel No. 9-WD, (FRA-3-(20.84)(22.58)(25.00) as appropriated by the Director of Transportation of the State of Ohio in Franklin County Court of Common Pleas Case No. 72CV-07-2823, as recorded in Deed Book 3302, Page 369, said pin being 40.00 feet right of the centerline of Right of Way for Innis Road at station 107+55.36;
- 3) **Thence**, along the west line of said 6.500 acre and 10.013 acre tracts and the east line of said Highway Parcel No. 9-WD and the east line of Highway Parcel No. 8-WD, (FRA-3-(20.84)(22.58)(25.00) as appropriated by the Director of Transportation of the State of Ohio in Franklin County Court of Common Pleas Case No. 72CV-07-2091, as recorded in Deed Book 3349, Page 165, **North 14 degrees 26 minutes 51 seconds East, 81.40 feet** to an iron pin set on the existing west line of said 10.013 acre tract, said pin being 40.00 feet left of the centerline of Right of Way for Innis Road at station 107+70.40;
- 4) **Thence**, across the grantor's 10.013 acre tract, **South 87 degrees 05 minutes 11 seconds East, 67.36 feet** to an iron pin set on the east line of the grantor's 10.013 acre tract and the west line of said Highway Parcel 51-WD, said pin being 40.00 feet left of the centerline of Right of Way for Innis Road at station 108+38.76;
- 5) **Thence**, along the east line of the grantor's 10.013 acre and 6.500 acre tracts, and the west line of said Highway Parcel 51-WD, **South 14 degrees 26 minutes 51 seconds West, 40.90 feet** to the **TRUE POINT OF BEGINNING**, containing 0.124 acres.

It is understood that the parcel of land contains 0.124 acres, more or less, of which 0.016 acres is from said 10.013 acre tract (Franklin County Auditor's Parcel Number 010-087437), of which the present road occupies 0.000 acres, and 0.108 acres is from said 6.500 acre tract (Franklin County Auditor's Parcel Number 130-000075), of which the present road occupies 0.093 acres.

All irons pins set are 5/8 inch x 30 inch rebar with a orange plastic cap stamped "2LMN".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, October, 2024.

Grantor claims title by Instrument Number 202311090117525 as recorded in the Franklin County Recorder's Office.

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Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83(2011) Epoch 2010, as established using GPS observations processed against the Ohio CORS network, with the centerline of Innis Road from Cleveland Ave. to an iron pin found in a monument box at the centerline of existing right of way for Innis Road at station 107+96.28 being S86°11'59"E, and are used to denote angles only.

Richard F. Mathias

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798



4-4-2025

Date

SPLIT
0.016 Acres
out of
(010)
087437
+
SPLIT
0.108 Acres
out of
(130)
000075

DESCRIPTION VERIFIED
ADAM W. FOWLER, P.E., P.S.

BY: MRB/RDN

DATE: 4/23/2025

