

**EXHIBIT A**

Page 1 of 2

RX 250 WD

Rev. 06/09

Ver. Date 02/07/23

PID 113727

**PARCEL 46-WD  
FLORAL AVENUE  
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE  
IN THE FOLLOWING DESCRIBED PROPERTY  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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 Virginia Military District Survey number 2668, and being part of Lot 67 of Ong's Maple Grove Addition as recorded in Plat Book 4, Page 142, conveyed to James R. Burchfield by Instrument No. 201802150021973 in the Franklin County Recorder's Office and described as follows:

**Beginning** at a railroad spike set at the intersection of the southerly existing right of way line of Floral Avenue (50 feet wide), and the easterly existing right of way line of an alley (15 feet wide), both dedicated in said Ong's Maple Grove Addition, and being the northwesterly corner of Lot 67 of Ong's Maple Grove Addition as recorded in Plat Book 4, Page 142, being 25.00 feet right of Station 51+71.92 Floral Avenue;

Thence **North 87°01'23" East**, a distance of **16.43 feet** along the southerly existing right of way line of Floral Avenue and the grantor's northerly line to an iron pin set being 25.00 feet right of Station 51+88.09 Floral Avenue;

Thence **South 51°10'28" West**, a distance of **9.93 feet** leaving the southerly existing right of way line of Floral Avenue across the grantor's property to an iron pin set being 30.82 feet right of Station 51+80.04 Floral Avenue;

Thence **South 87°01'23" West**, a distance of **5.00 feet** continuing across the grantor's property to an iron pin set being 30.82 feet right of Station 51+75.04 Floral Avenue;

Thence **South 02°58'37" East**, a distance of **32.23 feet** continuing across the grantor's property to an iron pin set 63.04 feet right of Station 51+75.04 Floral Avenue;

**EXHIBIT A**

RX 250 WD

Thence **South 86°58'41" West**, a distance of **3.35 feet** continuing across the grantor's property to a railroad spike set on the easterly existing right of way line of said alley and the grantor's westerly line being 63.05 feet right of Station 51+71.95 Floral Avenue;

Thence **North 03°01'19" West**, a distance of **38.05 feet** along the easterly existing right of way line of said alley and the grantor's westerly line to **The True Point of Beginning** and containing **0.004 acres, more or less**, of which 0.000 acres are within the present road occupied. Subject to all legal easements, agreements and right of way of record.

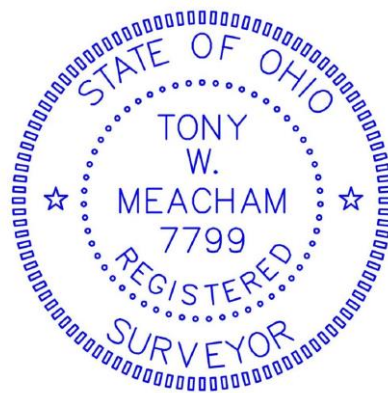
Of the above described tract, 0.004 acres, more or less, are located within Auditor's Parcel No. 010-011864-00.

This project is based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007 NSRS) with the centerline of Floral Avenue being North 87°01'23" East.

The stationing of this project is based on the centerline intersection of South Oakley Avenue and Floral Avenue being Station 50+00.00.

Iron pin set are 5/8" x 30" rebar topped by a plastic cap stamped "PS NO. 7799 KORDA/NEMETH ENG."

This description was prepared by Tony W. Meacham, Ohio Professional Surveyor No. 7799 from an actual field survey performed in 2019 by Korda/Nemeth Engineering, Inc.



---

Tony W. Meacham, PS 7799  
Korda/Nemeth Engineering, Inc.

---

Date