

**EXHIBIT A**

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LPA RX 851 WD

Ver. Date 2/12/2020

PID

**PARCEL 5-WD  
FRA-SHORT ST.  
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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, City of Columbus, Franklin County, Half Section 27, Township 5, Range 22, and part of a 1.048 acre tract conveyed to Ron Zaniewski, Inc., an Ohio Corporation, in Instrument Number 201510130144521, also being part of lots 5,6,7,8, and 9 of the J.R. Hughes, ET. AL. Subdivision in Plat Book 4, Page 399, part of Short Street as sold by Ordinance Number 1974-96, and the street and alleys vacated by Ordinance Number 1365-61, as recorded in the Franklin County Recorder's Office. The below described parcel laying on the left side of the proposed centerline of right of way for Short Street in project SHORT STREET as platted by 2LMN, Inc. as recorded in Plat Book 127, Page 84-85, and being more particularly described as follows:

COMMENCING at the iron pin set at the southwest corner of existing right of way for Sycamore Street dedicated to the City of Columbus in Instrument 200410220245227, said pin being 25.11 feet left of centerline of Short Street at station 10+05.18, Thence, South 16 degrees 10 minutes 37 seconds East, 2.42 feet to an iron pin set, said pin being 27.49 feet left of the centerline of Short Street at station 10+04.83; Thence, with a curve to the right having a radius of 146.50 feet, a central angle of 78 degrees 11 minutes 08 seconds, an arc length of 199.91 feet, and a chord that bears North 56 degrees 53 minutes 41 seconds West, 184.76 feet, to an iron pin set, said pin being 26.50 feet left of the centerline of Short Street at station 11+67.92; Thence, North 20 degrees 08 minutes 00 seconds West, 28.35 feet to an iron pin set, said pin being 27.65 feet left of the centerline of Short Street at station 11+96.06; Thence, North 17 degrees 20 minutes 17 seconds West, 142.44 feet to an iron pin set on the grantor's south line, said pin being 26.50 feet left of the centerline of Short Street at station 13+38.49 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

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- 1) **Thence**, across the grantor's tract, **North 17 degrees 48 minutes 07 seconds West, 99.22 feet** to an iron pin set, said pin being 26.50 feet left of the centerline of Short Street at station 14+37.49;
- 2) **Thence**, across the grantor's tract, **North 16 degrees 48 minutes 07 seconds West, 132.83 feet** to an iron pin set on the grantor's north line and the south line of a 0.973 acre tract conveyed to 561 Holding LLC. In Instrument Number 201606130074381, said pin being 26.50 feet left of the centerline of Short Street at station 15+70.08;
- 3) **Thence**, along the grantor's north line and the south line of said 0.973 acre tract, **North 74 degrees 57 minutes 58 seconds East, 3.79 feet** to a point at the grantor's northeast corner, the southeast corner of said 0.973 acre tract, and the west existing right of way for Short Street dedicated to City of Columbus in Deed Book 2358, Page 427, said point being 22.71 feet left of the centerline of Short Street at station 15+69.97;
- 4) **Thence**, along the grantor's east line and said west existing right of way for Short Street, **South 16 degrees 57 minutes 55 seconds East, 231.99 feet**, to a point at the grantor's southeast corner, and the north line of a 1.9296 acre tract, conveyed to Langston, an Ohio General Partnership, in Official Record 5420, Page a04, said point being 23.78 feet left of the centerline of Short Street at station 13+38.38;
- 5) **Thence**, along the grantor's south line and the north line of said 1.9296 acre tract, **South 74 degrees 39 minutes 10 seconds West, 2.72 feet**, to the **TRUE POINT OF BEGINNING**, containing 0.020 acres

It is understood that the parcel of land described contains, 0.020 acres, more or less, including the present road occupies 0.000 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-186741.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, March, 2019.

Grantor claim title by Instrument Number 201510130144521, as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2019 and being a bearing of

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North 16 degrees 48 minutes 07 seconds West of the centerline of Short Street as shown in project Short Street, as platted by 2LMN, Inc.

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

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Date