

EXHIBIT A

LPA RX 851 WD

Page 1 of 2

Rev. 06/09

Ver. Date 8-3-2022

PID 105732

**PARCEL 18-WD
FRA-C.R.96-1.71 (CASSADY AVE.)
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, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of Lots 35 and 36 in the North Bexley View No. 3 as recorded in Plat Book 17, Page 58 and conveyed to Norm Singer, in Official Record 33202G12 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline of proposed right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at a ¾ inch iron pipe found at the southeast corner of said Lot 36 being on the northerly existing right of way for E. 6th. Ave. (50' R/W) and the westerly existing right of way for Cassady Avenue, being the grantor's southeast corner, said point being 38.50 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 26+77.13, and 24.95 feet left of the centerline of proposed right of way and construction for E. 6th Avenue at station 9+61.50; Thence, along the east line of said Lot 36 and the westerly existing right of way for Cassady Avenue, North 09 degrees 35 minutes 04 seconds East, 17.79 feet to an iron pin set, said pin being 37.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 26+94.86 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across said Lots 36 and 35, **North 04 degrees 44 minutes 16 seconds East, 38.18 feet** to an iron pin set, said pin being 37.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 27+33.03;

EXHIBIT A

LPA RX 851 WD

- 2) **Thence**, across said Lot 35 with a curve to the right having a radius of 1299.00 feet, a central angle of 01 degrees 03 minutes 03 seconds, an arc length of 23.82 and a chord that bears **North 05 degrees 15 minutes 47 seconds East, 23.82 feet** to an iron pin set on the north line said Lot 35 and the south line of Lot 34 being on the south line of a tract conveyed to the City of Columbus, Ohio in Instrument 2021110010177244, said pin being 37.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 27+56.17;
- 3) **Thence**, along the north line of said Lot 35 and the south line of said Lot 34, **South 85 degrees 21 minutes 48 seconds East, 5.04 feet** to a point at the northeast corner of said Lot 35, and the southeast corner of Lot 34 and being on the westerly existing right of way for Cassady Avenue, said point being 31.96 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 27+56.28;
- 4) **Thence**, along the east line of said Lots 35 and 36 and the westerly existing right of way for Cassady Avenue, **South 09 degrees 35 minutes 04 seconds West, 62.23 feet** to the **TRUE POINT OF BEGINNING**, containing 0.004 acres.

The parcel of land described contains, 0.004 acres, more or less of which 0.001 acres in Franklin County Auditor's Parcel Number 010-067090-00 and 0.003 acres in Franklin County Auditor's Parcel Number 010-054874-00 including the present road occupies 0.000 acres, more or less.

All iron 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, September, 2020.

Grantor claim title by Official Record 33202G12, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

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

Date