

EXHIBIT A

LPA RX 851 WD

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Ver. Date 6-9-2025

PID 116785

**PARCEL 2-WD5
IMPROVEMENTS TO BIG WALNUT TRAIL
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, OHIO, A MUNICIPAL CORPORATION, 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 2N, Range 17W, U.S. Military District and being part of a 13.871 acre tract conveyed to Tanager Woods Owners Association in Deed Book 3404, Page 665 as platted with Sunbury Heights P.U.D. District 1 in Plat book 46, page 77 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline right of way for Sunbury Road (R/W varies) as shown in the Right of Way plans for FRA-270-(31.01)(33.64), and being more particularly described as follows:

COMMENCING at an iron pin set at the southeast corner of Lot 1 of the Strawberry Patch in Plat Book 57 Page 25 conveyed to Louis F. Speert in Instrument 200605120091836 and being on the westerly existing right of way of relocated Watt Road as acquired by the State of Ohio in Deed Book 2919, Page 89 and being the grantor's northeast corner, said pin being 75.74 feet right of the centerline of Watt Road at station 22+44.01; Thence, on a line of South 16 degrees 27 minutes 07 seconds West 430.63 feet to a 5/8 inch rebar found in good condition on the westerly existing right of way as acquired in Official Record 29304, page I17 to the City of Columbus, said pin being the northeast corner of said 13.871 acre tract and the southeast corner of a 4.691 acre tract conveyed to Kristee M. Rogers and Julie A. Moudry, Co-Trustees of the Kristee M. Rogers and Julie A. Moudry Revocable Family Trust in Instrument 202312050126377, said pin being 50.00 feet left of the centerline of said Sunbury Road at station 19+01.96 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

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- 1) **Thence**, along the east line of said 13.871 acre tract and the west line of said City of Columbus tract being the westerly existing right of way for said Sunbury Road, **South 47 degrees 28 minutes 25 seconds West, 572.53 feet** to an iron pin set on the 20.00 foot radius return on the northerly existing right of way of said Sugarbush Boulevard (60.00 feet wide) and recorded in Plat Book 46, Page 77, said pin being 50.00 feet left of the centerline of said Sunbury Road at station 13+29.43;
- 2) **Thence**, with the said 20' radius return and the northerly existing right of way of said Sugarbush Boulevard with a curve to the right having a radius of 20.00 feet, a central angle of 19 degrees 58 minutes 31 seconds, an arc length of 6.97 feet and a chord that bears **North 59 degrees 15 minutes 55 seconds West 6.94 feet**, to an iron pin set, said pin being 56.64 feet left of the centerline of said Sunbury Road at station 13+27.43;
- 3) **Thence**, with the northerly existing right of way of Sugarbush Boulevard, **North 49 degrees 30 minutes 00 seconds West, 3.38 feet** to an iron pin set, said pin being 60.00 feet left of the centerline of said Sunbury Road at station 13+27.02 and being 30.00 feet left of the centerline of said Sugarbush Boulevard at station 16+28.32;
- 4) **Thence**, across the said 13.871 acre tract, **North 46 degrees 11 minutes 21 seconds East, 223.04 feet** to an iron pin set, said pin being 65.00 feet left of the centerline of said Sunbury Road at station 15+50.00;
- 5) **Thence**, across the said 13.871 acre tract, **North 47 degrees 28 minutes 25 seconds East, 337.56 feet** to an iron pin set on the north line of said 13.871 acre tract and the south line of said 4.691 acre tract, said pin being 65.00 feet left of the centerline of said Sunbury Road at station 18+87.56;
- 6) **Thence**, along the north line of said 13.871 acre tract and the south line of said 4.691 acre tract, **South 86 degrees 21 minutes 21 seconds East, 20.79 feet** to the **TRUE POINT OF BEGINNING**, containing 0.182 acres.

The parcel of land described contains, 0.182 acres, more or less in Franklin County Auditor's Parcel Number 600-162933-00 including the present road occupies 0.000 acres, more or less.

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

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

Bearings based on a GPS survey performed by the Franklin County Engineer's Office on monuments FCGS 4420 and FCGS 9959 being South 86 degrees 01 minutes 16 seconds East, and based on the NAD83 State Plane Coordinate System, Ohio south zone.

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

Date