

## **EXHIBIT A**

RX 250 WD

Page 1 of 2

Rev. 06/09

Ver. Date 03/07/2025

PID 115797

**PARCEL 50-WD  
FRA-161-11.73  
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 located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands, being part of Lot 9 as numbered and delineated on the Heirs of Potter Wright Subdivision recorded in Plat Book 1, page 236, and lying within a 1.076 acre parcel, conveyed to Key Bank National Association of record in Instrument Number 200001030000900 and being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and being described hereon.

**Commencing** at a mag spike set at the intersection of Beechcroft Road, of record in Plat Book 40, Page 59 and State Route 161 (Dublin-Granville Rd.), being centerline station 100+00.00;

Thence leaving the said intersection, N 03°35'19" E, along the centerline of Beechcroft Road, a distance of 145.23' to a point, being centerline station 101+45.23;

Thence leaving the said centerline, N 86°24'41" W, a distance of 30.00' to a pin set on the westerly right of way of Beechcroft Road, being the southeasterly corner of the said 1.076-acre parcel, also being 30.00' left of centerline station 101+45.23 and the **Point of Beginning** of the tract herein described:

Thence leaving the said easterly right of way, N 86°24'41" W, along the northerly right of way of State Route 161, a distance of 16.15' to a pin set, being 46.15' left of centerline station 101+45.23;

## **EXHIBIT A**

RX 250 WD

Page 2 of 2

Rev. 06/09

Thence leaving the said northerly right of way and passing through the said 1.076-acre tract the following two (2) courses and distances:

1. N 41°38'40" E, a distance of 12.12' to a pin set, being 38.68' left of centerline station 101+54.77;
2. N 15°59'46" E, a distance of 40.38' to a pin set on the said westerly right of way, being 30.00' left of centerline station 101+94.20;

Thence S 03°35'19" W, along the said westerly right of way, a distance of 48.98' to the **Point of Beginning**, containing 0.007 acres, more or less, in Auditors Permanent Parcel Number 010-020399 of which 0.000 acres is in the present road occupied.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Bearings are based on the centerline of State Route 161 (Dublin-Granville Road) as having a bearing of S 87°00'00" E, established from GPS observations, referencing the State Plane Coordinate System, Ohio South Zone, NAD 83 (2011).

All pin set are 5/8-inch diameter steel rebar, 30-inches in length, with a yellow plastic cap inscribed with "Dynotec, Inc.".

This description is based upon a field survey performed by Dynotec, Inc. in July of 2022.

This description was reviewed on November 21, 2024 by Christopher M. Cook, P.S. 8424.

---

Christopher M. Cook, P.S.  
Ohio Professional Surveyor No. 8424

---

Date