

**EXHIBIT A**

LPA RX 851 WD

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Rev. 06/09

Ver. Date 12/18/2018

PID 101787

**PARCEL 14-WD  
FRA-JAMES RD AT LIVINGSTON 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, OHIO, 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, County of Franklin, City of Columbus, and being in the Southeast Quarter of Section 18, half Section 29, Township 12, Range 21, in the Refugee Lands and being a **0.002 acre parcel** out of a 0.365 acre tract know as Franklin County Auditor's parcel number **010-024750** as conveyed to **Columbus and Southern Ohio Electric Company** (hereafter referred to as "Grantor") by the instruments filed as **Deed Book volume 1145, page 478 and Deed Book volume 1500, page 22** (all document references are to the Franklin County, Ohio Recorder's office, unless otherwise stated), respectively, and being more particularly described as follows.

**COMMENCING FOR REFERENCE** at a railroad spike set at the centerline intersection of existing centerline of right-of-way of James Road (R/W width varies) and the existing centerline of right-of-way of Livingston Avenue (R/W width varies), being on the north line of Section 19, half Section 32, on the south line of the said Section 18, half Section 29, the northwest corner of a parcel conveyed to Robert F. Coppel and Paul L. Coppel by the instruments filed as Deed Book volume 616, page 249 and Deed Book volume 1082, page 131, and being the southwest corner of a 0.211 acre parcel conveyed to City of Columbus, Ohio, a municipal corporation by the instrument filed as Instrument Number 201003120029585, said railroad spike being at **station 310+77.39** of the said existing centerline of right-of-way of James Road and **station 414+05.83** of the existing centerline of right-of-way of Livingston Avenue;

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Thence along the westerly line of the said Section 18, half Section 29, the easterly line of the said Section 18, half Section 30, the said existing centerline of right-of-way of James Road, and the westerly line of the said City of Columbus, Ohio, a municipal corporation parcel, **North 04 degrees 27 minutes 24 seconds East for a distance of 45.33 feet** to a point being at **station 311+22.72** of the existing centerline of right-of-way of James Road;

Thence leaving the said existing centerline of right-of-way perpendicularly **South 85 degrees 32 minutes 36 seconds East for a distance of 57.22 feet** to a point at the Grantor's southwesterly corner, the intersection of the existing easterly right-of-way line of James Road and the existing northerly right-of-way line of Livingston Avenue, and a northeasterly corner of a 0.012 acre parcel conveyed to City of Columbus, Ohio, a municipal corporation by the instrument filed as Instrument Number 20103120029585, and being on the easterly line of a 1,548 square foot parcel conveyed to City of Columbus, Ohio, a municipal corporation by the instrument filed as Deed Book volume 2625, page 499, said point being **57.22 feet right** of the existing centerline of right-of-way of James Road **station 311+22.72** and said point also being **45.07 feet left** of the existing centerline of right-of-way of Livingston Avenue **station 414+63.26**, and being the **TRUE POINT OF BEGINNING** of the parcel herein described.

Thence along the Grantor's southwesterly line, the said easterly right-of-way line of James Road, and the northeasterly line of the said 1,548 square foot City of Columbus, Ohio, a municipal corporation parcel, **North 10 degrees 29 minutes 54 seconds West for a distance of 67.36 feet** to an iron pin set at an angle point in the Grantor's westerly line, the said existing easterly right-of-way line of James Road, and the easterly line of the said City of Columbus, Ohio, a municipal corporation parcel, said pin being **39.84 feet right** of the existing centerline of right-of-way of James Road **station 311+87.80**;

Thence continuing along the Grantor's westerly line, the said existing easterly right-of-way line of James Road, and the said easterly line of the City of Columbus, Ohio, a municipal corporation parcel, **North 04 degrees 22 minutes 28 seconds East for a distance of 5.12 feet** to an iron pin set, said pin being **39.83 feet right** of the existing centerline of right-of-way of James Road **station 311+92.92**;

Thence crossing through the lands of the Grantor, **South 10 degrees 08 minutes 40 seconds East for a distance of 72.54 feet** to an iron pin set on the Grantor's southerly line, the said existing northerly right-of-way line of Livingston Road, and the northerly line of the said 0.012 acre City of Columbus, Ohio, a municipal corporation parcel, said pin being **45.08 feet left** of the existing centerline of right-of-way of Livingston Avenue **station 414+64.15**;

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Thence along the Grantor's southerly line, the said existing northerly right-of-way line of Livingston Avenue, and the said northerly line of the said 0.012 acre City of Columbus, Ohio, a municipal corporation parcel, **North 85 degrees 57 minutes 07 seconds West for a distance of 0.90 feet** to the **TRUE POINT OF BEGINNING**, containing **0.002 acres**, more or less, of which **0.000 acres are within the present road occupied**, resulting in a **net take of 0.002 acres** out of Franklin County Auditor's Parcel number **010-024750**.

Prior instrument records as of this writing recorded in **Deed Book volume 1145, page 478 and Deed Book volume 1500, page 22** in the records of Franklin County.

This description was prepared by Brian P. Bingham, Ohio Registered Professional Surveyor number 8438, and is based on an actual field survey conducted in 2016 through 2018 under his direct supervision.

The bearing for this description are based on Grid South (Reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue East of James Road) as referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey referencing ODOT CORS stations "COLB", "OHLI" and "OHMD"

All stations listed herein are referenced to the centerlines of right-of-way as shown on the recorded plat "FRA-JAMES RD AT LIVINGSTON AVE" files as Plat Book volume 125, page 72, in the Office of the Recorder of Franklin County, Ohio.

Where described, iron pin set are 5/8" rebar, 30" long, with a cap stamped "ASI-PS 8438".

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Brian P. Bingham, P.S. No. 8438  
American Structurepoint, Inc.

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