

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 03/19/24

PID 106095

**PARCEL 24-WD
FRA-23-15.30
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]

Situate in the State of Ohio, County of Franklin, City of Columbus in the Quarter Township 2 of Township 1, Range 18, United States Military Lands, and being Lot 3 and part of Lot 2 of Walhalla Amended Addition as recorded in Plat Book 10, Page 100 of the Franklin County Recorder's Office, also known as being part of the property conveyed to Pal Real Estate LLC, an Ohio limited liability company by Instrument Number 201311180192588 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Numbers 010-009831-00), being Parcel 24-WD on the left side of the existing centerline of Right-of-Way of Indianola Avenue (Right-of-Way 60') as shown on the City of Columbus Right-of-Way Plans for Indianola Avenue (1908-A) and being more particularly described as follows:

Beginning for Reference at a Monument Box Set in the centerline of Right-of-Way of Indianola Avenue at Station 156+00.96. Thence, along said centerline of Right-of-Way of Indianola Avenue, South 03 degrees 52 minutes 37 seconds West, 282.26 feet to a point in said centerline of Right-of-Way of Indianola Avenue, said point being Station 153+18.70. Thence, leaving said centerline, North 86 degrees 07 minutes 23 seconds West, 30.00 feet to the northeast corner of said Pal Real Estate property, said point being at the intersection of the existing west Right-of-Way line of said Indianola Avenue and the existing southerly Right-of-Way line of Clinton Heights Avenue (Right-of-Way 40'), said point also being 30.00 feet left of Station 153+18.70 of said centerline of Right-of-Way of Indianola Avenue and the **True Point of Beginning** for the parcel herein described;

Thence, along the easterly line of said Pal Real Estate property, the same being said existing westerly Right-of-Way line of Indianola Avenue, **South 03 degrees 52 minutes 37 seconds West, 48.50 feet** to the southeast corner of said Pal Real Estate property, the same being the

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northeast corner of property conveyed to Wyandot Land Company, LLC, an Ohio Limited Liability Company by Instrument Number 201311260196413 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Number 010-004137-00), said point being 30.00 feet left of Station 152+70.20 of said centerline of Right-of-Way of Indianola Avenue;

Thence, along the common line of said Pal Real Estate and Wyandot Land Company properties, **North 86 degrees 07 minutes 23 seconds West, 1.00 foot** to a Mag Spike Set in said common line, said point being 31.00 feet left of Station 152+70.20 of said centerline of Right-of-Way of Indianola Avenue;

Thence, crossing said Pal Real Estate property, the following three (3) courses:

North 03 degrees 52 minutes 37 seconds East, 31.80 feet to an Iron Pin Set 31.00 feet left of Station 153+02.00 of said centerline of Right-Of-Way of Indianola Avenue;

North 86 degrees 07 minutes 23 seconds West, 2.00 feet to an Iron Pin Set 33.00 feet left of Station 153+02.00 of said centerline of Right-of-Way of Indianola Avenue;

North 03 degrees 52 minutes 37 seconds East, 16.58 feet to an Iron Pin Set in the northerly line of said Pal Real Estate property, the same being said existing southerly Right-of-Way line of Clinton Heights Avenue, said point being 33.00 feet left of Station 153+18.58 of said centerline of Right-Of-Way of Indianola Avenue;

Thence, along the northerly line of said Pal Real Estate property, the same being the southerly Right-of-Way line of said Clinton Heights Avenue, and with a curve to the right having a **Radius of 1175.10 feet, Delta 00 degrees 08 seconds 47 minutes, Arc Length of 3.00 feet**, and a **Bearing of South 88 degrees 18 minutes 52 seconds East, and Chord Length of 3.00 feet** to the **Point of Beginning**, containing 0.002 acre (81.7 sq. ft), more or less, all of which is in Franklin County Auditor's Parcel Numbers 010-009831-00.

Subject to all, legal, easements, rights-of-way, conditions and restrictions.

Iron Pins Set are 5/8" rebar, 30" long, with a yellow ID cap marked "Smart Services".

The Gross Take from Franklin County Auditor's Parcel Number 010-009831-00 is 0.002 acre.

The P.R.O. in Take for Franklin County Auditor's Parcel Number 010-009831-00 is 0.000 acres.

All bearings shown are for project use only and are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). A bearing of North 03 degrees 52 minutes 37seconds East

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was held as the bearing of the centerline of Indianola Avenue from E. Weber Road to Clinton Heights Avenue.

Address: 3217 Indianola Avenue, Columbus, Ohio 43202.

The ownership and recording information from the Franklin County Recorder and Auditor's Offices is current as of the date of description.

This description was prepared in March 2024 by Smart Services, Inc. under the direct supervision of John C. Dodgion, P.S. 8069 and is based on actual field measurements performed by the same in August and September of 2022 and March of 2023.

JOHN C. DODGION
REG. SURVEYOR NO. 8069