

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 10/02/2023

PID

**PARCEL 3-WD2
DERING AVE. AT S. HIGH STREET SIGNAL REPLACEMENT**

**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, County of Franklin and the City of Columbus, being located in Section 4, Township 4, Range 22, Congress Lands, and being part of Lot 3 of Nathaniel Merion's Subdivision of a Part of Sec. 4, Twp. 4, R. 22, Congress Lands as delineated in Plat Book 1, Page 331, conveyed to Muze Property Management, LLC, as recorded in Instrument Number 201212060187090 of said county records and bounded and described as follows:

COMMENCING at a 5/8 inch rebar (set), with cap stamped "GPD", at the northwest corner of Lot 1 of Lewis and Weisend South High Street Addition as recorded in Plat Book 13, Page 6, said Lot 1 being conveyed to Lonnie Keith Wallace (1/3 Interest); Beverly J. Wallace Steel (1/3 Interest) and Ronnie Wesley Wallace (1/3 Interest), as recorded in Official Record 30212, Page D03, 33.00 feet right of S. High Street station 15+11.12;

Thence **North 89 degrees 40 minutes 18 seconds West**, a distance of **33.00 feet** to a point on the centerline of S. High Street and the Grantor's east line, at S. High Street station 15+11.12;

Thence on the centerline of S. High Street, **North 00 degrees 19 minutes 42 seconds East**, a distance of **52.16 feet** to northwest corner of a tract conveyed to Board of County Commissioners of Franklin County, Ohio, as recorded in Deed Book 894, Page 300, the southwest corner of a tract conveyed to Peter Fornof & Sons' Company, as recorded in Deed Book 2075, Page 167 and the southwest corner of an existing standard highway easement conveyed to the State of Ohio, as recorded in Deed Book 1137, Page 456 at S. High Street station 15+63.28;

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Thence on the south line of said Peter Fornof & Sons' Company lands, **South 86 degrees 05 minutes 43 seconds East**, a distance of **40.08 feet** to a magnail (set) at the Grantor's southwest corner and the southeast corner of an existing standard highway easement conveyed to the State of Ohio, known as Parcel 85 and recorded in Deed Book 1137, Page 456, 40.00 feet right of station 15+60.78 and the **POINT OF BEGINNING**;

Thence on the Grantor's west line, the east line of said Peter Fornof & Sons' Company lands and the east line of said existing standard highway easement, **North 00 degrees 19 minutes 42 seconds East**, a distance of **54.78 feet** to a magnail (set), 40.00 feet right of station 16+15.56;

Thence through the Grantor's lands, the following four (4) courses:

1. **South 89 degrees 40 minutes 18 seconds East**, a distance of **6.00 feet** to a magnail (set), 46.00 feet right of station 16+15.56;
2. **South 00 degrees 19 minutes 42 seconds West**, a distance of **31.26 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 46.00 feet right of station 15+84.30;
3. **South 15 degrees 44 minutes 23 seconds East**, a distance of **21.68 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 52.00 feet right of station 15+63.47;
4. **South 00 degrees 19 minutes 42 seconds West**, a distance of **3.44 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", on the north existing right of way of Dering Avenue, the north line of lands conveyed to Board of County Commissioners of Franklin County, Ohio as recorded in Deed Book 894, Page 300 and the Grantor's south line, 52.00 feet right of High Street station 100+50.54;

Thence on the north existing right of way of Dering Avenue, the north line of said Board of County Commissioners of Franklin County, Ohio lands and the Grantor's south line, **North 86 degrees 05 minutes 43 seconds West**, a distance of **12.02 feet** to the **Point of Beginning**, containing 0.010 acres, of which the present road occupies 0.000 acres, and being part of Franklin County Auditor's Parcel Number 010-007143.

The bearings for this description are based on the bearing between Franklin County Monuments "FRANK162" and "FRANK76" being North 37 degrees 10 minutes 21 seconds East, as measured using Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

Stationing is based on City of Columbus plan titled "Dering Ave. at S. High Street Signal Replacement", Drawer 3775-E, on file with the City of Columbus, Ohio.

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from an actual field survey conducted for the City of Columbus, in September, 2020.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney, P.S.
Ohio Professional Surveyor No. 7900