

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 12/18/2018

PID 101787

**PARCEL 10-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).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in the Northeast Quarter of Section 19, half Section 32, Township 12, Range 21, in the Refugee Lands, and being a part of Lot 1 of Kingsgate as recorded in Plat Book volume 22, Page 30 (all document references are to the Franklin County, Ohio Recorder's office, unless otherwise stated) and being a **0.002 acre parcel** out of a 3.460 acre tract know as Franklin County Auditor's parcel number **010-105300** as conveyed to **James-Livingston Retail, LLC, an Ohio limited liability company** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201412160166721**, and being more particularly described as follows.

COMMENCING FOR REFERENCE at a railroad spike set at a Point of Curvature in the existing centerline of right-of-way of James Road (R/W varies), being **South 04 degrees 43 minutes 26 seconds West at a distance of 84.54 feet** from the intersection of the said existing centerline of right-of-way of James Road and the existing centerline of right-of-way of Dover Road (60' R/W width), said spike being at **station 307+67.91** of the said existing centerline of right-of-way of James Road;

Thence along the said existing centerline of right-of-way of James Road and with a curve to the left with a **Delta angle of 16 degrees 24 minutes 02 seconds, Radius of 300.00 feet, Arc Length of 85.87 feet, a Chord Bearing of North 03 degrees 28 minutes 35 seconds West and a Chord Length of 85.58 feet to a point at station 308+53.78** of the existing centerline of right-of-way of James Road;

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Thence leaving the said existing centerline of right-of-way of James Road perpendicularly, **North 78 degrees 19 minutes 24 seconds East for a distance of 40.00 feet** to an iron pin set on the Grantor's westerly line and being at the intersection of the existing easterly right-of-way line of the said James Road and the proposed easterly right-of-way line of the said James Road and being on the westerly line of the said Lot 13 of the Kingsgate subdivision, said pin being **40.00 feet right** of the existing centerline of right-of-way of James Road **station 308+53.78**, and being the **TRUE POINT OF BEGINNING** of the parcel herein described.

Thence along the Grantor's westerly line and being the said existing easterly right-of-way of James Road, along a curve to the left with a **Delta angle of 07 degrees 25 minutes 41 seconds, Radius of 340.00 feet, Arc Length of 44.08 feet, a Chord Bearing of North 15 degrees 23 minutes 27 seconds West and a Chord Length of 44.05 feet** to a point at the Grantor's northwest corner, and being at the southwest corner of a parcel conveyed to Dolores A. Corrova, Trustee of the Dolores A. Corrova Trust and James M. Corrova, Trustee of the James M. Corrova Trust parcel as conveyed by the instruments filed as Instrument Number 199906250161680 an Instrument Number 199906250161678, respectively and being at the northwest corner of the said Lot 13 also being the southwest corner of the said Lot 1, said point being **40.00 feet right** of the existing centerline of right-of-way of James Road **station 308+92.68**;

Thence along the Grantor's northerly line, the southerly line of the said Dolores A. Corrova, Trustee of the Dolores A. Corrova Trust and James M. Corrova, Trustee of the James M. Corrova Trust parcel, northerly line of Lot 13, and the southerly line of Lot 1, **South 85 degrees 14 minutes 39 seconds East for a distance of 3.79 feet** to an iron pin set, said point being **43.47 feet right** of the existing centerline of right-of-way of James Road **station 308+91.34**;

Thence crossing through the lands of the Grantor, along a curve to the right with a **Delta angle of 03 degrees 06 minutes 18 seconds, Radius of 456.26 feet, Arc Length of 24.73 feet, a Chord Bearing of South 15 degrees 43 minutes 14 seconds East and a Chord Length of 24.72 feet** to an iron pin set at a Point, said pin being **43.01 feet right** of the existing centerline of right-of-way of James Road **station 308+69.73**;

Thence continuing through the lands of the, **South 03 degrees 48 minutes 03 seconds East for a distance of 18.40 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 **010-105300**.

Prior instrument record as of this writing recorded in **Instrument Number 201412160166721** in the records of Franklin County.

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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".

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

Date