

EXHIBIT A

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LPA RX 851 WD

Ver. Date 6-9-2025

PID 116785

**PARCEL 2-WD1
IMPROVEMENTS TO BIG WALNUT TRAIL
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, City of Columbus, Franklin County, Quarter Township No. 3, Township 2N, Range 17W, U.S. Military District and being part of a 13.871 acre tract conveyed to Tanager Woods Owners Association in Deed Book 3404, page 665 as platted with Sunbury Heights P.U.D. District 1 in Plat book 46, page 77 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline right of way for Sugarbush Boulevard (60.00 feet wide) and recorded in Plat Book 46, Page 77, and being more particularly described as follows:

COMMENCING at a $\frac{3}{4}$ inch iron pipe found in good condition at the northwest corner of said 13.871 acre tract on the southerly existing right of way for Sugarbush Boulevard and the northeast corner of a 2.097 acre tract conveyed to Cedar Ridge Homeowners Association in Official Record 07112E15 and shown as Open Space on the subdivision plat The Village of Tanager Woods Section 1 in Plat Book 58, Page 74, said pin being 30.00 feet right of the centerline of Sugarbush Boulevard at station 3+36.25 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the southerly existing right of way for said Sugarbush Boulevard with a curve to the left having a radius of 430.00 feet, a central angle of 12 degrees 00 minutes 10 seconds, an arc length of 90.08 feet and a chord that bears **North 86 degrees 07 minutes 34 seconds East 89.92 feet**, to an iron pin set at a 20.00 foot radius return for the southerly existing right of way for said Sugarbush Boulevard and the westerly existing right of way for Sayan Place (50.00 feet wide) and recorded in Plat Book 46, Page 77, said pin being 30.00 feet right of the centerline of said Sugarbush Boulevard at station 4+20.05;

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- 2) **Thence**, with the said 20.00 foot radius return for the southerly existing right of way for said Sugarbush Boulevard and the westerly existing right of way for said Sayan Place with a curve to the right having a radius of 20.00 feet, a central angle of 74 degrees 17 minutes 10 seconds, an arc length of 25.93 feet and a chord that bears **South 62 degrees 43 minutes 56 seconds East 24.15 feet** to an iron pin set, said pin being 45.00 feet right of the centerline of said Sugarbush Boulevard at station 4+37.36;
- 3) **Thence, across the said 13.871 acre tract** with a curve to the right having a radius of 445.00 feet, a central angle of 14 degrees 28 minutes 47 seconds, an arc length of 112.46 feet and a chord that bears **South 84 degrees 53 minutes 05 seconds West 112.16 feet** to an iron pin set on the west line of said Sunbury Heights P.U.D. District 1 and the east line of said The Village of Tanager Woods Section 1 in Plat Book 58, Page 74, said pin being 45.00 feet right of the centerline of said Sugarbush Boulevard at station 3+36.27;
- 4) **Thence**, along the west line of said Sunbury Heights P.U.D. District 1 and the east line of said The Village of Tanager Woods Section 1, **North 02 degrees 02 minutes 50 seconds East, 15.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.036 acres.

The parcel of land described contains, 0.036 acres, more or less in Franklin County Auditor's Parcel Number 600-162933-00 including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, May, 2024.

Bearings based on a GPS survey performed by the Franklin County Engineer's Office on monuments FCGS 4420 and FCGS 9959 being South 86 degrees 01 minutes 16 seconds East, and based on the NAD83 State Plane Coordinate System, Ohio south zone.

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date