

EXHIBIT A

LPA RX 851 WD

Page 1 of 4

Rev. 06/09

Ver. Date 12/10/2018

PID 99744

**PARCEL 44-WD
FRA-CR 14-1.99
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, being located in Section 5 in original Madison Township, Township 11, Range 21 of the Congress Lands, and being all of lots numbered 173 to 180, 185 to 192, and being part of Reserves C and N (a.k.a. Penniman Street (42 foot private right-of-way), Longfellow Street (48 foot private right-of-way), a Private Lane (16 foot private right-of-way), and Charles River Way (42 foot private right-of-way)) as described in the Village at Courtright Square as recorded in Plat Book 105, page 19 of the Franklin County Recorder's Office. The herein described parcel lies on the right side of the existing centerline of right-of-way of Refugee Road. All bearings and distances, stations and offsets are based on the Right-of-Way plans prepared by Burgess & Niple for the City of Columbus as shown on the centerline plat for Refugee Road as recorded in Plat Book 125, pages 58 – 61 of the Franklin County Recorder's Office and as on file with the City of Columbus in plan 3419-E. Being part of lands conveyed to the "PULTE HOMES OF OHIO LLC, A MICHIGAN LIMITED LIABILITY COMPANY" (hereafter referred to as Grantor) as described in Instrument No. 201409080117289 and 201703100033641 also of the Franklin County Recorder's Office and being more particularly described as follows:

COMMENCING at an **Iron Pin Set** in the Southeast corner of a 0.416 acre tract designated as Parcel 152 A-1-WD (FRA-270-18.15 S) as conveyed to the City of Columbus in Deed Book 2744, page 664 and the Southwest corner of a 1.483 acre tract designated as Parcel 149 C-WD (FRA-270-18.15S) as appropriated by the City of Columbus by Franklin County Court of Common Pleas Court Case No. 226636 and recorded in Deed Book 2929, page 104 on the South right-of-way line of Refugee Road (width varies), also being the Northwest corner of Reserve C as shown in the Village at Courtright Square and the Northeast corner of lands conveyed to N&G Takhar Oil LLC, an Ohio limited liability company as described in Instrument No.

EXHIBIT A

Page 2 of 4

LPA RX 851 WD

Rev. 06/09

201405160060675 at 75.00 feet right of the existing centerline of the right-of-way of Refugee Road at station 73+61.91;

THENCE with the southerly line of said Parcel 149 C-WD in the South right-of-way line of Refugee Road and a North line of said Reserve C, **South 85 deg. 41 min. 00 sec. East** for a distance of **25.57 feet** to an **Iron Pin Set** at 75.00 feet right of the existing centerline of right-of-way of Refugee Road at station 73+87.48 and the **TRUE POINT OF BEGINNING** of the herein described parcel;

THENCE continuing with the southerly line of said Parcel 149 C-WD in the South right-of-way line of Refugee Road and a North line of said Reserve C, **South 85 deg. 41 min. 00 sec. East** for a distance of **391.78 feet** to an **Iron Pin Set** at 75.00 feet right of the existing centerline of right-of-way of Refugee Road at station 77+79.26;

THENCE through said Reserve C and Reserve N of said Village of Courtright Square also being through the existing Charles River Way (42 foot private right-of-way), **South 04 deg. 19 min. 05 sec. West** for a distance of **263.83 feet** to an **Iron Pin Set** at 338.83 feet right of the existing centerline of right-of-way of Refugee Road at station 77+79.25;

THENCE continuing through said Reserve N and existing Charles River Way, and continuing to along the common line between lots numbered 192 to 185 and the North line of existing Soldier Street (48 foot private right-of-way), **North 85 deg. 40 min. 56 sec. West** for a distance of **367.78 feet** to an **Iron Pin Set** on the existing centerline of Longfellow Street (48 foot private right-of-way) at 338.83 feet right of the existing centerline of right-of-way of Refugee Road at station 74+11.48;

THENCE continuing through said Reserve N and with the existing centerline of Longfellow Street, **North 04 deg. 19 min. 04 sec. East** for a distance of **133.46 feet** to an **Iron Pin Set** at 205.37 feet right of the existing centerline of right-of-way of Refugee Road at station 74+11.48;

THENCE continuing through said Reserve N and existing Longfellow Street, **North 85 deg. 40 min. 56 sec. West** for a distance of **24.00** to an **Iron Pin Set** on an East line of said Reserve C and also being the West line of said Reserve N and Longfellow Street at 205.37 feet right of the existing centerline of right-of-way of Refugee Road at station 73+87.48;

THENCE with an East line of and passing through said Reserve C and the West line said Reserve N and of Longfellow Street, **North 04 deg. 19 min. 04 sec. East** for a distance of **130.37 feet BACK TO THE TRUE POINT OF BEGINNING.**

EXHIBIT A

The above-described parcel contains 2.299 acres total; with 0.100 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272804, with 0.083 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272805, with 0.086 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272806, with 0.083 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272807, with 0.083 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272808, with 0.083 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272809, with 0.083 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272810, with 0.100 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272811, with 0.099 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272816, with 0.083 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272817, with 0.083 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272818, with 0.085 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272819, with 0.085 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272820, with 0.085 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272821, with 0.085 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272822, with 0.099 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272823, with 0.053 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272867, with 0.843 acres, including 0.000 acres in the present road occupied (PRO), lying in Franklin County Auditors parcel number 530-272878.

The above-described parcel is subject to a 15 foot wide sanitary easement as shown in said Village at Courtright Square, with an overlap of area of 0.107 acres, and also being subject to a 25 foot wide sanitary easement as shown in said Village at Courtright Square, with an overlap area of 0.030 acres.

The basis of bearings for the above-described parcel are based on the Grid North and the Ohio State Plane Coordinate System, South Zone, NAD83(2011), as established from a GPS survey utilizing the Ohio Department of Transportation's Virtual Reference System (VRS), performed by OHM-Advisors in November, 2015 and as expressed on said Right-of-Way plans and Centerline Plat prepared by Burgess & Niple for the City of Columbus on the existing centerline of Refugee Road by a monument box, located at the center of the box lid, at station 10+00.00

EXHIBIT A

Page 4 of 4

LPA RX 851 WD

Rev. 06/09

and a 1" rebar set in pavement at the centerline intersections of Refugee Road and Schwartz Road at station 28+89.33 with a bearing of South 85 deg. 43 min. 08 sec. East.

All Iron Pins described as set are 5/8" x 30" rebar with a with a yellow plastic cap stamped "Burgess & Niple" and shall be placed upon notification from the City of Columbus at the completion of construction.

This description was prepared by Burgess & Niple, under the direct supervision of Michael D. Jones, P.S., Ohio License No. 8459 and is based on a recent survey of the existing boundary monument locations performed by OHM Advisors, under the direction of John Raab, Professional Surveyor, Ohio License Number 7863, under a sub-consultant agreement between Burgess & Niple and OHM Advisors, for said services.

Burgess and Niple, Inc.

Michael D. Jones PS
Ohio Reg. No. 8459

Date