

EXHIBIT A

LPA RX 851 WD

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Ver. Date 10/01/2012

PID 88430

**PARCEL 5-WDV
HAGUE AVENUE-VALLEYVIEW DRIVE
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
VILLAGE OF VALLEYVIEW, 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, Village of Valleyview, being a part of Virginia Military Survey Number 2668, being a part of Reserve "A" of the Valleyview plat, of record in Plat Book 18, page 15, and being located in that original 4 acre tract (now 3.552 acres of record by the Franklin County Auditor), as described in a deed to **Hilltop Swim Club Corp.**, of record in Deed Book 2561, page 261 and Official Record 5760, page B17, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel of land located on the left side of the centerline of survey and right-of-way for Hague Avenue, as depicted on the centerline plat for the Hague Avenue-Valleyview Drive right-of-way plans, of record in Plat Instrument Number 201209270144475 (Plat Book 115, pages 36-37), and being further bounded and described as follows:

Commencing for reference at a MAG nail set at the intersection of the centerline of survey and right-of-way for Valleyview Drive and the centerline of survey and right-of-way for Hague Avenue, being on the west line of said Valleyview plat, being the northeast corner that original 9.555 acre tract described in a deed to Glenwood Methodist Church (N.K.A. Glenwood United Methodist Church), of record in Deed Book 1919, page 137, being the southeast corner of the Oak Knolls Addition, of record in Plat Book 17, page 218, and said MAG nail set being at Hague Avenue centerline of survey and right-of-way Station 220+00.00;

Thence **South 12 degrees 41 minutes 13 seconds East**, along the centerline of survey and right-of-way for said Hague Avenue, along the west line of said Valleyview Plat, and along the east line of said original 9.555 acre tract, a distance of **190.00 feet** to a point, said point being at Hague Avenue centerline of survey and right-of-way Station 221+90.00;

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Thence **North 77 degrees 18 minutes 47 seconds East**, along a line perpendicular from the centerline of survey and right-of-way for said Hague Avenue, a distance of **30.00 feet** to an iron pin set on the existing east right-of-way line for said Hague Avenue, as dedicated by Plat Book 18, page 15, being on the west line of said Reserve "A" and said original 4 acre tract, said iron pin set being 30.00 feet left of Hague Avenue centerline of survey and right-of-way Station 221+90.00, and said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence across said Reserve "A" and said original 4 acre tract along the following three (3) described courses:

1. **North 77 degrees 18 minutes 47 seconds East**, continuing along a line perpendicular from the centerline of survey and right-of-way for said Hague Avenue, a distance of **10.00 feet** to an iron pin set, said iron pin set being 40.00 feet left of Hague Avenue centerline of survey and right-of-way Station 221+90.00;
2. **South 20 degrees 43 minutes 22 seconds East**, a distance of **71.57 feet** to an iron pin to be set on the north line of that 0.617 acre tract described in a deed to Jerry D. Flaherty, of record in Instrument Number 201107080085211, said iron pin set being 50.01 feet left of Hague Avenue centerline of survey and right-of-way Station 222+60.87;
3. **North 87 degrees 09 minutes 03 seconds West**, along the north line of said 0.617 acre tract, a distance of **20.76 feet** to a point on the existing east right-of-way line for said Hague Avenue, being on the west line of said Reserve "A" and said original 4 acre tract, and being the northwest corner of said 0.617 acre tract, said point being 30.00 feet left of Hague Avenue centerline of survey and right-of-way Station 222+55.31;

Thence **North 12 degrees 41 minutes 13 seconds West**, along the existing east right-of-way line for said Hague Avenue, along the west line of said Reserve "A" and said original 4 acre tract, a distance of **65.31 feet** to the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel.

The above described right-of-way parcel contains a total area of **0.023 acres** (including 0.000 acres within the present road occupied) within Franklin County Auditor tax parcel number 144-000492.

Grantor retains all rights of ingress and egress for the residual property.

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The bearings described herein are based on the centerline of survey and right-of-way for Valleyview Drive (South 87 degrees 46 minutes 53 seconds East) and grid north referenced to the North American Datum of 1983 (NSRS 2007 Adjustment) and the Ohio State Plane Coordinate System (South Zone), as established utilizing a GPS survey originating on Franklin County Engineer Survey Control Monuments "ST01" and "FCGS 5335".

Iron pins referenced as set are 5/8 inch diameter by 30 inch long rebar with yellow plastic caps stamped "ASI – PS 8438".

The above description of a right-of-way parcel was prepare and reviewed by Brian P. Bingham, Registered Professional Surveyor No. 8438 on June 19, 2012, is based on an actual survey performed in the field by American Structurepoint, Inc., was prepared in accordance with Ohio Administrative Code 4733-37 (Minimum Standards for Boundary Surveys), and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
Registered Professional Surveyor No. 8438

Date