

EXHIBIT A

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LPA RX 851 WD

Rev. 01/21

Ver. Date 01/29/2021

PID 110376

**PARCEL 17-WD
FRA-161-12.83
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**

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, lying in southeast Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, part of Lot 2 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, part of Lots 10 and 19 of Sharon Acres as recorded in Plat Book 20, Page 1, and being part of a 1.542 acre tract conveyed to Cougill, LLC, an Ohio limited liability company (hereinafter referred to as "Grantor") by deed of record in Instrument Number 200309250306699 (Franklin County Parcel Number 010-147455-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the centerline right-of-way intersection of East Dublin Granville Road (SR 161), (Station 679+77.56) and Maple Canyon Avenue (Station 50+00.00), being referenced by a found iron pin in concrete at centerline Station 685+80.83, (East Dublin Granville Road (SR 161)), 8.31 feet left, which bearing South 85°26' 09" East a distance of 603.59 feet;

Thence North 03° 38' 29" East a distance of 149.74 feet along centerline of Maple Canyon Avenue (width varies) to a point at centerline Station 51+49.74;

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Thence South 86° 21' 31" East a distance of 30.00 feet, leaving the centerline across Maple Canyon Avenue to a 5/8" iron pipe found at the intersection of the northerly right-of-way line of East Dublin Granville Road (SR 161) (width varies) and the easterly right-of-way line of Maple Canyon Avenue (width varies), a northerly corner of right-of-way acquired by the State of Ohio in deed of record in Deed Book 2994, Page 343, and the southwest corner of the Grantor, 30.00 feet right of centerline station 51+49.74, and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence North 03° 38' 29" East a distance of 180.71 feet along the Grantor's westerly line and the easterly right-of-way line of Maple Canyon Avenue acquired by the City of Columbus in deed of record in Deed Book 3501, Page 526, to a point on the line common to the Grantor and a 0.919 acre tract conveyed to City of Columbus by deed of record in Deed Book 2910, Page 76, 30.00 feet right of centerline station 53+30.44;

Thence South 86° 16' 24" East a distance of 3.00 feet leaving the Grantor's westerly line and the easterly right-of-way line of Maple Canyon Avenue and along the line common to the Grantor and said 0.919 acre tract to an iron pin set 33.00 feet right of centerline station 53+30.44;

Thence leaving the line common to the Grantor and said 0.919 acre tract on the following three (3) courses and distances across the Grantor's 1.542 acre tract;

1. South 00° 28' 56" West a distance of 90.73 feet to an iron pin set 38.00 feet right of centerline station 52+39.84;
2. South 03° 38' 29" West a distance of 77.41 feet to an iron pin set 38.00 feet right of centerline station 51+62.43;
3. South 28° 27' 50" East a distance of 16.05 feet to an iron pin set on the Grantor's southerly line and the northerly right-of-way line of East Dublin Granville Road (SR 161) 46.53 feet right of centerline station 51+48.84;

Thence North 83° 14' 46" West a distance of 16.55 feet along the Grantor's southerly line and the northerly right-of-way line of East Dublin Granville Road to the **TRUE POINT OF BEGINNING**, containing 0.029 acres, more or less, being subject to all easements, restrictions, and right-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in 2020 under his direct supervision.

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The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of Maple Canyon Avenue being North 3°38'29" East.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

All station and offsets referenced in this description are from the right-of-way centerline of Maple Canyon Avenue as described in the plan known as "IMPROVEMENTS OF SR 161/I71" on file with the Ohio Department of Transportation and the City of Columbus.

Robert J. Sands
Professional Surveyor No. 8053

Date