

EXHIBIT A

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LPA RX 851 WD

Ver. Date 2/12/2020

PID

**PARCEL 7-WD
FRA-SHORT ST.
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]

Situated in the State of Ohio, City of Columbus, Franklin County, Half Section 27, Township 5, Range 22, and part of a 1.1364 acre tract conveyed to GMB Company, a General Partnership, in Official Record 21847, Page E14, and Official Record 33718, Page B09, also being part of lots 1 of the J.R. Hughes, ET. AL. Subdivision in Plat Book 4, Page 399, part of Short Street as sold by Ordinance Number 1974-96, as recorded in the Franklin County Recorder's Office, and part of lot 3 of the Estate of Neely Sawhills Subdivision in Complete Record 6, Page 236 of the Court of Common Pleas. The below described parcel laying on the left side of the proposed centerline of right of way for Short Street in project SHORT STREET as platted by 2LMN, Inc. as recorded in Plat Book 127, Page 84-85, and being more particularly described as follows:

COMMENCING at the iron pin set at the southwest corner of existing right of way for Sycamore Street as dedicated to the City of Columbus in Instrument 200410220245227, said pin being 25.11 feet left of centerline of Short Street at station 10+05.18, Thence, South 16 degrees 10 minutes 37 seconds East, 2.42 feet to an iron pin set, said pin being 27.49 feet left of the centerline of Short Street at station 10+04.83; Thence, with a curve to the right having a radius of 146.50 feet, a central angle of 78 degrees 11 minutes 08 seconds, an arc length of 199.91 feet, and a chord that bears North 56 degrees 53 minutes 41 seconds West, 184.76 feet, to an iron pin set, said pin being 26.50 feet left of the centerline of Short Street at station 11+67.92; Thence, North 20 degrees 08 minutes 00 seconds West, 28.35 feet to an iron pin set, said pin being 27.65 feet left of the centerline of Short Street at station 11+96.06; Thence, North 17 degrees 20 minutes 17 seconds West, 142.44 feet to an iron pin set, said pin being 26.50 feet left of the centerline of Short Street at station 13+38.49; Thence, North 74 degrees 39 minutes 10 seconds East, 2.72 feet to a point on the west existing right of way for Short Street as dedicated to City of Columbus in Deed Book 2358, Page 427, said point being 23.78 feet left of the centerline of Short Street at station 13+38.38; Thence, along the west existing right of way for Short

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Street, North 16 degrees 57 minutes 55 seconds West, 416.61 feet to a 5/8 inch iron pin found at the grantor's southeast corner, the northeast corner of a 0.973 acre tract conveyed to 561 Holding LLC in Instrument Number 201606130074381, and the west existing right of way for Short Street as dedicated to City of Columbus in Deed Book 2358, Page 427, said point being 23.24 feet left of the centerline of Short Street at station 17+54.58 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's south line and the north line of said 0.973 acre tract, **South 74 degrees 55 minutes 18 seconds West, 3.26 feet** to an iron pin set, said pin being 26.50 feet left of the centerline of Short Street at station 17+54.68;
- 2) **Thence**, across the grantor's tract, **North 16 degrees 48 minutes 07 seconds West, 81.34 feet** to an iron pin set, said pin being 26.50 feet left of the centerline of Short Street at station 18+36.02;
- 3) **Thence**, across the grantor's tract, **North 25 degrees 36 minutes 20 seconds West, 23.45 feet** to an iron pin set on the grantor's east line and on the west existing right of way for Short Street, said pin being 30.09 feet left of the centerline of Short Street at station 18+59.20;
- 4) **Thence**, along the grantor's east line and on the west existing right of way for Short Street as dedicated to City of Columbus in Instrument Number 201107250091675, **North 73 degrees 02 minutes 24 seconds East, 6.55 feet** to a point, said point being 23.54 feet left of the centerline of Short Street at station 18+59.21;
- 5) **Thence**, along the west existing right of way for Short Street, **South 16 degrees 57 minutes 55 seconds East, 104.63 feet**, to the **TRUE POINT OF BEGINNING**, containing 0.008 acres.

It is understood that the parcel of land described contains, 0.008 acres, more or less, including the present road occupies 0.000 acres, more or less and located in Franklin County Auditor's Parcel Number 010-057630.

All iron 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, March, 2019.

Grantor claim title by Official Record 21847, Page E14, as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). As established by GPS measurements in 2019 and being a bearing of

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North 16 degrees 48 minutes 07 seconds West of the centerline of Short Street as shown in project Short Street, as platted by 2LMN, Inc.

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

Date