

**EXHIBIT A**

LPA RX 851 WD

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Rev. 06/09

Ver. Date 12/26/2018

PID 101787

**PARCEL 13B-WD  
FRA-JAMES RD AT LIVINGSTON AVE  
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, 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).

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[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Franklin, City of Columbus, and being in the Northeast Quarter of Section 19, half Section 32, Township 12, Range 21, in the Refugee Lands and being a **0.172 acre parcel, and being all the remaining fee ownership in the present road occupied (P.R.O.)** of an original 6.000 acre tract with **no Franklin County Auditor's parcel number assigned** as conveyed to **Bernard R. Ruben** (hereafter referred to as "Grantor") by the instruments filed as **Deed Book volume 2417, page 610, Deed Book volume 2417, page 613, and Deed Book volume 2656, page 241** (all document references are to the Franklin County, Ohio Recorder's office, unless otherwise stated), and being more particularly described as follows.

**COMMENCING FOR REFERENCE** at a railroad spike set at the centerline intersection of existing centerline of right-of-way of James Road (R/W width varies) and the existing centerline of right-of-way of Livingston Avenue (R/W width varies), being on the north line of the said Section 19, half Section 32, on the south line of Section 18, half Section 29, on the south line of a 0.211 acre parcel conveyed to City of Columbus, Ohio, a municipal corporation by the instrument filed as Instrument Number 201003120029585, and being the northwest corner of a parcel conveyed to Robert F. Coppel and Paul L. Coppel by the instruments filed as Deed Book volume 616, page 249 and Deed Book volume 1082, page 131, said railroad spike being at **station 310+77.39** of the said existing centerline of right-of-way of James Road and **station 414+05.83** of the existing centerline of right-of-way of Livingston Avenue;

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Thence along the said existing centerline of right-of-way of Livingston Avenue, the northerly line of the said Section 19, half Section 32, the southerly line of the said Section 18, half Section 29, the northerly line of the said Robert F. Coppel and Paul L. Coppel parcel, the southerly line of the said City of Columbus, Ohio, a municipal corporation parcel and the southerly line of a 0.176 acre parcel conveyed to The City of Columbus, Ohio, a municipal corporation by the instrument filed as Instrument Number 199906230159270, **South 85 degrees 47 minutes 50 seconds East for a distance of 295.11 feet** to a point, at the Grantor's northwesterly corner and at the northeasterly corner of the said Robert F. Coppel and Paul L. Coppel parcel, said point being at **station 417+00.94** of the existing centerline of right-of-way of Livingston Avenue, and said point being the **TRUE POINT OF BEGINNING** of the parcel herein described.

Thence along the Grantor's northerly line, the said existing centerline of right-of-way of Livingston Avenue, the said northerly line of Section 19, half Section 32, the said southerly line of Section 18, half Section 29, the said southerly line of the 0.176 acre The City of Columbus, Ohio, a municipal corporation parcel, **South 85 degrees 47 minutes 50 seconds East for a distance of 249.54 feet** to a railroad spike set at the Grantor's northeasterly corner, being at the northwest corner of a dedicated 85.00 foot wide right-of-way by the platted Scottwood Subdivision No. 2 as platted in Plat Book volume 33, page 89, said point being at **station 419+50.48** of the existing centerline of right-of-way of Livingston Avenue;

Thence along the Grantor's easterly line and the west line of the said Scottwood Subdivision No. 2, **South 04 degrees 41 minutes 10 seconds West for a distance of 30.00 feet** to a point at the Grantor's southeasterly corner, the northeasterly corner of 0.045 acre parcel conveyed to The City of Columbus, Ohio, A Municipal Corporation by the instrument filed as Deed Book volume 2296, page 416, said point being **30.00 feet right** of the existing centerline of right-of-way of Livingston Avenue **station 419+50.22**;

Thence along the Grantor's southerly line and the northerly line of the said The City of Columbus, Ohio, A Municipal Corporation parcel, **North 85 degrees 47 minutes 50 seconds West for a distance of 249.74 feet** to a point at the Grantor's southwesterly corner, the northwesterly corner of the said The City of Columbus, Ohio, A Municipal Corporation parcel, the northeasterly corner of a dedicated 20.00 foot right-of-way as platted in the Kingsgate Subdivision as conveyed in Plat Book volume 22, page 30, and the southeasterly corner of the said Robert F. Coppel and Paul L. Coppel parcel, said point being **30.00 feet right** of the existing centerline of right-of-way of Livingston Avenue **station 417+00.48**;

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Thence along the Grantor's westerly line, the easterly line of the said Robert F. Coppel and Paul L. Coppel parcel, **North 05 degrees 04 minutes 39 seconds East for a distance of 30.00 feet** to the **TRUE POINT OF BEGINNING**, containing **0.172 acres**, more or less, of which **0.172 acres are within the present road occupied**, resulting in a **net take of 0.000 acres** and being all of the remaining existing present road occupied land **out of a 0.172 acre parcel with no Franklin County Auditor's Parcel number assigned.**

Prior instrument records as of this writing recorded in **Deed Book volume 2417, page 610, Deed Book volume 2417, page 613** and **Deed Book volume 2656, page 241** in the records of Franklin County.

This description was prepared by Brian P. Bingham, Ohio Registered Professional Surveyor number 8438, and is based on an actual field survey in 2016 through 2018 under his direct supervision.

The bearing for this description are based on Grid South (Reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue East of James Road) as referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey referencing ODOT CORS stations "COLB", "OHLI" and "OHMD"

All stations listed herein are referenced to the centerlines of right-of-way as shown on the recorded plat "FRA-JAMES RD AT LIVINGSTON AVE" files as Plat Book volume 125, page 72, in the Office of the Recorder of Franklin County, Ohio.

Where described, iron pin set are 5/8" rebar, 30" long, with a cap stamped "ASI-PS 8438".

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Brian P. Bingham, P.S. No. 8438  
American Structurepoint, Inc.

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