

EXHIBIT A

RX 250 WD

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Ver. Date 03/07/2025

PID 115797

**PARCEL 51-WD1
FRA-161-11.73
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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, being located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands, being part of Reserve "D" as numbered and delineated on the plat of Sharon Woods Section 2 recorded in Plat Book 40, Page 59, and lying within a 9.056 acre parcel, conveyed to The Villas OAG, LLC, an Ohio Limited Liability Company Instrument number 201009290127249 and being more particularly described as follows:

Being a parcel of land lying on the Right side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and being described hereon.

Commencing at a mag spike set at the intersection of Beechcroft Road, of record in Plat Book 40, Page 59, and State Route 161 (Dublin-Granville Rd.), being centerline station 100+00.00;

Thence leaving the said intersection, N 03°35'19" E, along the centerline of Beechcroft Road, a distance of 150.23' to a point, being centerline station 101+50.23;

Thence leaving the said centerline, S86°24'41" E, a distance of 30.00' to a pin set on the easterly right of way of Beechcroft Road, at the southwesterly corner of the said 9.056-acre parcel, being 30.00' right of centerline station 101+50.23 and the **Point of Beginning** of the tract herein described:

Thence leaving the northerly right of way of State Route 161 and along the easterly right of way of Beechcroft Road the following two (2) courses and distances:

1. N 03°35'19" E, a distance of 80.00' to a pin set at the P.C. of a curve, being 30.00' right of centerline station 102+30.23;

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2. With a curve to the right with a radius of 2,170.00', a delta angle of 00°25'05", an arc length of 15.84', and subtended by a chord bearing N 03°47'52" W, a distance of 15.84' to a pin set, being 30.00' right of centerline station 102+46.29;

Thence leaving the existing easterly right-of-way of Beechcroft Road and passing through the said 9.056-acre tract the following two (2) courses and distances:

1. S 03°30'51" E, a distance of 62.44' to a pin set, being 37.78' right of centerline station 101+84.10;
2. S 17°20'05" E, a distance of 38.56' to a pin set on the said northerly right of way of State Route 161, being 51.55' right of centerline station 101+48.08;

Thence N 80°43'18" W, along the existing northerly right-of-way of State Route 161, a distance of 21.66' to the **Point of Beginning**.

The above-described parcel contains 0.017 acres, more or less, in Auditors Permanent Parcel Number 10-102518 of which 0.000 acres is in the present road occupied.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Bearings are based on the centerline of State Route 161 (Dublin-Granville Road) as having a bearing of South 87°00'00" East, established from GPS observations, referencing the State Plane Coordinate System, Ohio South Zone, NAD 83 (2011).

All pin set are 5/8-inch diameter steel rebar, 30-inches in length, with a yellow plastic cap inscribed with "Dynotec, Inc.".

This description is based upon a field survey performed by Dynotec, Inc. in July of 2022.

This description was prepared on March 7, 2025 by Christopher M. Cook, P.S. 8424.

Christopher M. Cook, P.S.
Ohio Professional Surveyor No. 8424

Date