

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 8/8/2018

PID 98557

**PARCEL 25-WD
FRA-CR03-12.96
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, County of Franklin, City of Columbus, located in Virginia Military Survey No. 6641, and being part of the common area of **Attleigh Investment Corporation** (Grantor) by Condo Plat Book 260, Pages 041-067, as declared in Instrument Number 201708280118893, the below described parcel laying on the left side of Feder Road as shown in the centerline of FRA-CR03-12.96, as recorded in Plat Book _____, Page _____, and being described as follows:

Being a parcel of land lying north of the north existing right-of-way line of Feder Road, as described in the Franklin County plan Feder Road Section "A" Part, County Road No. 22 (Dated 10/19/1972) and more particularly described as follows:

Commencing at the intersection of the centerline of existing right-of-way of Hilliard & Rome Road station 84+89.70 and the centerline of existing right-of-way of Fisher Road station 25+00.00, also being the south line of V.M.S #6641, , also being the centerline of existing right-of-way of Feder Road station 178+38.90, also being the south line of V.M.S #6641, said point being North 86 degrees 14 minutes 38 seconds West, a distance of 700.00 feet from centerline station 32+00.00 of Fisher Road, and the south line of V.M.S #6641, as designated by a monument at station 31+99.98, 0.05 left;

Thence North 86 degrees 14 minutes 38 seconds West, along the centerline of existing right-of-way of Feder Road, and the south line of V.M.S #6641, a distance of 1071.24 feet to a point, being at centerline station 167+67.66;

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Thence North 03 degrees 45 minutes 22 seconds East leaving said centerline, a perpendicular distance of 61.39 feet to a point at the grantor's southeast corner passing the existing north right-of-way line for Feder Road at 50.00 feet and passing an existing 1 inch pipe found 0.07 feet east of line at 49.85 feet, being the southeast corner of a parcel of land conveyed to Waterford Pointe Investment, LLC in Instrument number 201202160022114, said point being 61.39 feet left of Feder Road centerline of right-of-way station 167+67.56, and being the **Point of Beginning** for the herein described parcel;

Thence North 03 degrees 14 minutes 58 seconds East, a distance of 23.61 feet along east property line of said Waterford Pointe Investment, LLC parcel to a pin set, being 85.00 feet left of said Feder Road centerline of right-of-way station 167+67.35;

Thence South 86 degrees 14 minutes 38 seconds East, a distance of 179.57 feet to a pin set on a curve, being 85.00 feet left of said centerline of right-of-way station 169+46.92;

Thence Following a curve to the left with a radius of 94.00 feet, central angle of 14 degrees 49 minutes 43 seconds, a curve distance of 24.33 feet, a chord bearing of South 15 degrees 50 minutes 51 seconds West and a chord distance of 24.26 feet to a point, being 61.28 feet left of centerline station 169+41.84;

Thence North 86 degrees 12 minutes 23 seconds West, a distance of 174.28 feet to the **Point of Beginning**.

Containing 0.096 acre, more or less, out of the Common Area of The Attleigh Investment Condominiums. Consisting of 0.000 acres of Present Roadway Occupied.

All references herein are to records in the Recorder's Office, Franklin County, Ohio.

The basis of bearings for this description are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983(NSRS 2011), as established using GPS observations processed against the Ohio CORS network, with the centerline of right of way for Feder Road at Hilliard & Rome Road being South 86 degrees 14 minutes 38 seconds East, and are used to denote angles only.

All pins set are 5/8 inch rebar, 30 inches long, with a plastic cap stamped "2LMN, INC."

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Feder Road as shown upon the right of way plan FEDER ROAD, SECTION "A" PART (COUNTY ROAD NO. 22) -dated 10/19/1972, on file with the City of Columbus, Ohio.

