

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 03/11/22

PID 108642

**PARCEL 8-WD
FRA-CLEVELAND AVENUE PED IMPROVE
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, A MUNICIPAL CORPORATION, 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 City of Columbus, County of Franklin, and State of Ohio, Quarter Township 4, Township 1 North, Range 18 West, United States Military District, and being a part of Lot No. 5 of Kiner Heirs Subdivision as recorded in Plat Book 15, Page 3, conveyed to Haykal Realty Inc. by Instrument Number 200804240062848, all references being to the Franklin County Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the left (west) side of the centerline of existing right-of-way of Cleveland Avenue, as shown and delineated upon the right-of-way plans 3754-E, designated as Intersection-Cleveland Avenue, 5th Avenue to Lehner Road prepared for the City of Columbus, Department of Public Services by Carpenter Marty Transportation Inc., and being more particularly described as follows:

Beginning, for reference, at an 3/4" iron pin found in a monument box at the intersection of the existing centerline of right-of-way of Republic Avenue and the existing centerline of right-of-way of Cleveland Avenue, said iron pin being at Station 172+89.19 in said centerline of Cleveland Avenue;

Thence along said centerline of Cleveland Avenue North 26° 02' 03" East a distance of 14.49 feet to a point at Station 173+03.68;

Thence leaving said centerline North 63° 57' 57" West a distance of 30.00 feet to a magnetic nail set at the Grantor's southeasterly corner, said nail also being at the intersection of the existing

EXHIBIT A

LPA RX 851 WD

Rev. 06/09

northerly right-of-way line of Republic Avenue and the existing westerly right-of-way line of Cleveland Avenue, being 30.00 feet left of Station 173+03.68 in said centerline and being the **TRUE POINT OF BEGINNING** of the parcel herein conveyed;

All stations and offsets are to be referenced to Cleveland Avenue;

Thence, along said Grantor's southerly line and northerly right-of-way line of Republic Avenue, **North 86° 48' 07" West** a distance of **9.77 feet** to an iron pin set 39.00 feet left of Station 172+99.90;

Thence leaving said line, along a new line across the Grantor's tract the following two courses:

- 1) **North 26° 02' 03" East** a distance of **23.12 feet** to an iron pin set in the northerly line of said Lot 5 and the southerly line of Lot 4, said iron pin being 39.00 feet left of Station 173+23.02;
- 2) Along said northerly line of Lot 5 **South 63° 59' 38" East** a distance of **9.00 feet** to a magnetic nail set at the northeast corner of said Lot 5 and the southeast corner of Lot 4, said nail also being in the existing westerly right-of-way of Cleveland Avenue and being 30.00 feet left of Station 173+23.02;
- 3) Along the westerly right-of-way line of Cleveland Avenue **South 26° 02' 03" West** a distance of **19.34 feet** to the **TRUE POINT OF BEGINNING**, containing 0.004 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.004 acres, including 0.000 acres of present road occupied, is located in the Auditor's Parcel Number 010-012431-00.

Grantor claims title by Instrument Number 200804240062848, Franklin County Recorder's Office.

The bearings found herein are based on Grid North of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011) and are for the purpose of defining angular measurements as established by a GPS survey using the ODOT VRS combined with conventional traverse performed by NEAS, Inc.

EXHIBIT A

Page 3 of 3

Rev. 06/09

LPA RX 851 WD

Monuments referred to as iron pins set are 5/8" x 30" topped by a yellow plastic cap stamped "CMT, P.S. 7357", unless noted otherwise. Right of way monuments called for as set herein shall be set upon completion of the acquisition process.

This description is based on a survey performed for the City of Columbus in November of 2020 by NEAS, Inc. This description was prepared and reviewed on March 11, 2022 by Michael D. Weeks, Registered Surveyor Number 7357.

Michael D. Weeks
Professional Surveyor S-7357

Date