

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 03/19/24

PID 106095

**PARCEL 15-WD  
FRA-23-15.30  
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).

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**[Surveyor's description of the premises follows]**

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Situate in the State of Ohio, County of Franklin, City of Columbus in the Quarter Township 2 of Township 1, Range 18, United States Military Lands, and being Lot 148 of Walhalla Park as recorded in Plat Book 9, Page 16 of the Franklin County Recorder's Office, also known as being part of the property conveyed to Jonathan Vang and Nikkie Nguyen by Instrument Number 201703220039357 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Numbers 010-016087-00), being Parcel 15-WD on the left side of the existing centerline of Right-of-Way of Indianola Avenue (Right-of-Way 60') as shown on the City of Columbus Right-of-Way Plans for Indianola Avenue (1908-A) and being more particularly described as follows:

Beginning for Reference at a Monument Box Set at the intersection of the centerlines of Indianola Avenue and E. Weber Road (Right-of-Way 60'), said point being Station 134+51.00 of the centerline of Right-of-Way of Indianola Avenue. Thence, along said centerline of Right-of-Way of Indianola Avenue, North 03 degrees 52 minutes 37 seconds East, 1,035.93 feet to a point in said centerline of Right-of-Way of Indianola Avenue, said point being Station 144+86.93. Thence, leaving said centerline, North 86 degrees 07 minutes 23 seconds West, 30.00 feet to the southeast corner of said Lot 148, said point being at the intersection of the existing westerly Right-of-Way line of said Indianola Avenue and the existing northerly Right-of-Way line of Midgard Road (Right-of-Way 40'), said point also being 30.00 feet left of Station 144+86.93 of said centerline of Right-of-Way of Indianola Avenue and the **True Point of Beginning** for the parcel herein described;

Thence, along the southerly line of said Lot 148, the existing northerly Right-of-Way line of Midgard Road, **North 86 degrees 07 minutes 23 seconds West, 3.26 feet** to an Iron Pin Set in

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said common line, said point being 33.26 feet left of Station 144+86.93 of said centerline of Right-of-Way of Indianola Avenue;

Thence, across said Lot 148, **North 40 degrees 21 minutes 03 seconds East, 3.80 feet** to an Iron Pin Set in said Lot 148, said point being 31.00 feet left of Station 144+89.99 of said centerline of Right-of-Way of Indianola Avenue;

Thence, across Lot 148, **North 03 degrees 52 minutes 37 seconds East, 129.25 feet** to an Iron Pin Set in the northerly line of said Lot 148, the same being the existing southerly Right-of-Way of an alley (Right-of-Way 16'), said point being 31.00 feet left of Station 146+19.24 of said centerline of Right-Of-Way of Indianola Avenue;

Thence, along the southerly Right-of-Way line of said alley, the same being the northerly line of said Lot 148, **South 86 degrees 07 minutes 23 seconds East, 1.00 foot** to the northeast corner of said Lot 148, said point being the intersection of said existing southerly Right-of-Way line of said alley and said existing westerly Right-of-Way line of said Indianola Avenue, said point also being 30.00 feet left of Station 146+19.24 of said centerline of Right-Of-Way of Indianola Avenue;

Thence, along the easterly line of said Lot 148, the same being said existing westerly Right-of-Way line of Indianola Avenue, **South 03 degrees 52 minutes 37 seconds West, 132.30 feet** to the **Point of Beginning**, containing 0.003 acre (135.8 sq. ft), more or less, all of which is in Franklin County Auditor's Parcel Numbers 010-016087-00.

Subject to all, legal, easements, rights-of-way, conditions and restrictions.

Iron Pins Set are 5/8" rebar, 30" long, with a yellow ID cap marked "Smart Services".

The Gross Take from Franklin County Auditor's Parcel Number 010-016087-00 is 0.003 acre.

The P.R.O. in Take for Franklin County Auditor's Parcel Number 010-016087-00 is 0.000 acres.

All bearings shown are for project use only and are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). A bearing of North 03 degrees 52 minutes 37seconds East was held as the bearing of the centerline of Indianola Avenue from E. Weber Road to Clinton Heights Avenue.

Address: 474 Midgard Road, Columbus, Ohio 43202.

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The ownership and recording information from the Franklin County Recorder and Auditor's Offices is current as of the date of description.

This description was prepared in March 2024 by Smart Services, Inc. under the direct supervision of John C. Dodgion, P.S. 8069 and is based on actual field measurements performed by the same in August and September of 2022 and March of 2023.

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**JOHN C. DODGION**  
REG. SURVEYOR NO. 8069