

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 04/17/2015

PID 95553

**PARCEL 3-WD
FRA-COTA SIDEWALKS-PHASE 2 (DIERKER)
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 Quarter Township 1, Township 1, Range 19 (USML), being a portion of a 75 acre tract designated as "Estella" on the plat of J.S. Henderson Estate, PB 5 page 178, and being a part of a 1.845 acre tract of land conveyed to Mattis Properties, LLC in IN 200512290273139 of the Recorders office, Franklin County, Ohio and being more particularly described as follows:

Commencing at the centerline monument set on Dierker Road at station 11+00.00;

Thence N 2°55'27" E along the centerline of Dierker Road a distance of 155.06 feet to a point, said point being located at station 12+55.06;

Thence N 87°04'33" W a distance of 15.00 feet to the grantor's southeast corner, said point being the northeast corner of the 0.591 acre tract as conveyed to Jerry L. Billman and Ruth H. Billman by deed of record in I.N. 200701110007023, said point being 15.00 feet right of station 12+55.06, and being also the **TRUE POINT OF BEGINNING**;

Thence N 86°34'00" W along the grantor's south line and the north line of said Billman tract a distance of 10.00 feet to an iron pin set on the existing westerly right-of-way line of Dierker Road, said iron pin being 25.00 feet left of station 12+55.15;

Thence N 02°55'27" E along said right-of-way line and crossing the grantor's tract a distance of 99.74 feet to an iron pin set on the grantor's north line, said iron pin being 25.00 feet left of station 13+54.88;

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Thence S 86°34'00" E along the grantor's north line and a City of Columbus tract as described in DB 2819 at page 178 a distance of 10.00 feet to a point on the grantor's northeast corner, said point being the southeast corner of said Columbus tract, and being 15.00 feet left of station 13+54.88;

Thence S 02°55'27" W along the grantor's east line and along the west line of the tract as conveyed to Dorothy S. Stiverson, Tr. & Huntington National Bank, Tr. in DB 3548 at page 163 a distance of 99.83 feet to the **TRUE POINT OF BEGINNING**.

The above described area is contained with the Franklin County Auditor's Parcel Number 010-118119, with a present road of 0.023 acres occupied, for a net take of 0.000 acres, more or less.

This description and survey was prepared and reviewed on April 17, 2015, by Joseph S. Bolzenius.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W PATRICK INC" and are to be placed at the completion of construction by the City of Columbus Survey Department.

The centerline and stationing described in this document refers to the centerline of construction on file with the City of Columbus roadway plan "Dierker Road Sidewalk Improvements (3112 Dr. E)".

The basis of bearings in this description area based on the State Plane Coordinate System, Ohio South Zone, NAD83 (NSRS 2011), which were determined by GPS observations conducted by the Patrick Engineering survey staff. The Columbus, Mount Vernon and McConnelsville CORS stations were used, which establishes a bearing along the centerline of Dierker Road to be N 2°55'27"E between Henderson Road and Bethel Road.



Joseph S. Bolzenius, PE, PS
Reg. Surveyor No. 7526

Date