

EXHIBIT A

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LPA RX 851 WD

Rev. 01/21

Ver. Date 04/05/2021

PID 110376

**PARCEL 13-WD
FRA-161-12.83
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, OHIO, A MUNICIPAL CORPORATION**

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, lying in southeast Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, part of Lot 2 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, and being part of a 1.377 acre tract conveyed to Dorsten Enterprises, Inc. (hereinafter referred to as "Grantor") by deed of record in Instrument Number 199908260217851 (Franklin County Parcel Number 010-117217-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the centerline right-of-way intersection of East Dublin Granville Road (SR 161), (Station 679+77.56) and Maple Canyon Avenue (Station 50+00.00), being referenced by a found iron pin in concrete at centerline Station 685+80.83, (East Dublin Granville Road (SR 161)), 8.31 feet left, which bearing South 85° 26' 09" East a distance of 603.59 feet;

Thence South 03° 38' 29" West a distance of 394.99 feet along centerline of Maple Canyon Avenue (60 feet in width) to a point at centerline Station 46+05.01;

Thence South 86° 21' 31" East a distance of 30.00 feet, leaving the centerline across Maple Canyon Avenue to a 5/8 inch iron pipe found at the northwest corner of the Grantor and at the southwest corner of a 0.892 acre tract conveyed to The Huntington National Bank of Columbus by deed of record in Deed Book 3018, Page 665, also being on the easterly right-of-way line of

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Maple Canyon Avenue (60 feet in width), 30.00 feet right of centerline station 46+05.01 and the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence South $86^{\circ} 50' 15''$ East a distance of 4.00 feet along the line common to the Grantor and said 0.892 acre tract to an iron pin set 34.00 feet right of centerline station 46+05.04;

Thence leaving the line common to the Grantor and said 0.892 acre tract on the following three (3) courses across the Grantor's 1.377 acre tract;

1. South $09^{\circ} 01' 58''$ East a distance of 82.04 feet to an iron pin set 52.00 feet right of centerline station 45+25.00;
2. South $17^{\circ} 55' 55''$ East a distance of 16.38 feet to an iron pin set 58.02 feet right of centerline station 45+09.77;
3. South $03^{\circ} 31' 21''$ West a distance of 23.34 feet to an iron pin set on the line common to the Grantor and a 8.805 acre tract conveyed to Granville Manor Properties Company, an Ohio limited partnership by deed of record in Deed Book 3280, Page 162, 58.07 feet right of centerline station 44+86.43;

Thence North $86^{\circ} 40' 10''$ West a distance of 28.07 feet along the line common to the Grantor and said 8.805 acre tract to a point on a southwesterly corner of the Grantor's tract and the easterly right-of-way line of Maple Canyon Avenue, 30.00 feet right of centerline station 44+86.27;

Thence North $03^{\circ} 38' 29''$ East a distance of 118.74 feet along the easterly right-of-way of Maple Canyon Avenue and the Grantor's westerly line to the **TRUE POINT OF BEGINNING**, containing 0.048 acres, more or less, being subject to all easements, restrictions, and right-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in 2020 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of Maple Canyon Avenue being North $3^{\circ} 38' 29''$ East.

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Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped “DLZ OHIO INC.”

All station and offsets referenced in this description are from the right-of-way centerline of Maple Canyon Avenue as described in the plan known as “IMPROVEMENTS OF SR 161/I71” on file with the Ohio Department of Transportation and the City of Columbus.

Robert J. Sands
Professional Surveyor No. 8053

Date