

**EXHIBIT A**

LPA RX 851 WD

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Rev. 06/09

Ver. Date 6-9-2025

PID 116785

**PARCEL 1-WD2  
IMPROVEMENTS TO BIG WALNUT TRAIL  
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 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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Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 2N, Range 17W, U.S. Military District and being part of a 2.097 acre tract conveyed to Cedar Ridge Homeowners Association in Official Record 07112E15 and shown as Open Space on the subdivision plat The Village of Tanager Woods Section 1 in Plat Book 58, Page 74 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline right of way for Sugarbush Boulevard (60.00 feet wide) and recorded in Plat Book 46, Page 77 and Plat Book 58, Page 74, and being more particularly described as follows:

COMMENCING at a ¾ inch iron pipe found in good condition at the northeast corner of said 2.097 acre tract on the southerly existing right of way for said Sugarbush Boulevard and the northwest corner of a 13.871 acre tract conveyed to Tanager Woods Owners Association in Deed Book 3404 Page 665 as platted with Sunbury Heights P.U.D. District 1 in Plat book 46, page 77, said pin being 30.00 feet right of the centerline of said Sugarbush Boulevard at station 3+36.25 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the east line of said 2.097 acre tract and the west line of said 13.871 acre tract, **South 02 degrees 02 minutes 50 seconds West, 15.00 feet** to an iron pin set, said pin being 45.00 feet right of the centerline of said Sugarbush Boulevard at station 3+36.27;

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- 2) **Thence**, across the 2.097 acre tract with a curve to the right having a radius of 445.00 feet, a central angle of 11 degrees 01 minutes 05 seconds, an arc length of 85.58 feet, and a chord that bears, **North 82 degrees 21 minutes 59 seconds West, 85.44 feet** to an iron pin set at the radius return for the eastern existing right of way for Christina Lane (29.00 feet wide) and recorded in 58, Page 74 the southerly existing right of way for said Sugarbush Boulevard, said point being 45.00 feet right of the centerline of said Sugarbush Boulevard at station 2+59.35;
  
- 3) **Thence**, with the radius return for the eastern existing right of way for said Christina Lane the southerly existing right of way for said Sugarbush Boulevard with a curve to the right having a radius of 20.00 feet, a central angle of 74 degrees 17 minutes 10 seconds, an arc length of 25.93 feet, and a chord that bears, **North 63 degrees 31 minutes 13 seconds East, 24.15 feet** to an iron pin set at the radius return for the southern existing right of way for said Sugarbush Boulevard the westerly existing right of way for said Christina Lane, said pin being 30.00 feet right of the centerline of said Sugarbush Boulevard at station 2+76.66;
  
- 4) **Thence**, with the southern existing right of way for said Sugarbush Boulevard with a curve to the left having a radius of 430.00 feet, a central angle of 08 degrees 32 minutes 09 seconds, an arc length of 64.06 feet, and a chord that bears, **South 83 degrees 36 minutes 17 seconds East, 64.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.027 acres.

The parcel of land described contains, 0.027 acres, more or less in Franklin County Auditor's Parcel Number 600-189892-00 including the present road occupies 0.000 acres, more or less.

All iron pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, May, 2024.

Bearings based on a GPS survey performed by the Franklin County Engineer's Office on monuments FCGS 4420 and FCGS 9959 being South 86 degrees 01 minutes 16 seconds East, and based on the NAD83 State Plane Coordinate System, Ohio south zone.

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Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

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Date