

EXHIBIT A

LPA RX 851 WD

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Ver. Date 7-27-2022

PID 105732

**PARCEL 38-WD
FRA-C.R.96-1.71 (CASSADY AVE.)
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, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of Lot 473-475 in the C.E. Morris Trustee, ETAL., East Columbus Addition recorded in Plat Book 5, page 364-366 and conveyed to Columbus Cassady, LLC, a Delaware Limited Liability Company, in Instrument 201902060014593, 201902060014595, 202111300216612, and 202111300216615, in the Franklin County Recorder's Office. The below described parcel laying on the left side of the proposed centerline of right of way for 5th Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at a point at the northwest corner of said Lot 475, the south line of a 15 foot alley, and the northeast corner of Lot 476 conveyed to Robert Taylor in Official Record 11574I12, witnessed by a 5/8 inch rebar found that bears South 02 degrees 17 minutes 16 seconds West 0.75 feet, said lot corner being 148.48 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 207+25.52; Thence, along the east line of said Lot 476 and the west line of said Lot 475, South 02 degrees 17 minutes 16 seconds West, 120.13 feet at the grantor's southwest corner and the north line of a tract conveyed to the City of Columbus, Ohio in Instrument 200204190099259, said point being 28.38 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 207+27.87 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the west line of said Lot 475 and the east line of said Lot 476, **North 02 degrees 17 minutes 16 seconds East, 3.63 feet** to a point, said point being 32.00 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 207+27.79;

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- 2) **Thence**, across said Lots 475-473, **South 86 degrees 35 minutes 42 seconds East, 98.94 feet** to an iron pin set on the east line of Lot 473 and the west line of Lot 472 conveyed to Sabatha B. Umoette in Instrument 201507060089699, said pin being 32.00 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 208+26.72;
- 3) **Thence**, along the east line of said Lot 473 and the west line of said Lot 472, **South 02 degrees 24 minutes 35 seconds West, 2.66 feet** to a point at the southeast corner of said Lot 473 and the southwest corner of said Lot 472 and being on the northerly existing right of way for 5th Avenue, said point being 29.34 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 208+26.77;
- 4) **Thence**, along the south line of said Lot 473 and the northerly existing right of way for 5th Avenue, **North 87 degrees 17 minutes 04 seconds West, 88.76 feet** to a point at the east corner of said City of Columbus, Ohio tract, said point being 28.27 feet left of the centerline of proposed right of way and construction for 5th Avenue at station 207+38.02;
- 5) **Thence**, along the grantor's south line and the said City of Columbus, Ohio tract, **North 85 degrees 59 minutes 47 seconds West, 10.15 feet** to the **TRUE POINT OF BEGINNING**, containing 0.007 acres.

The parcel of land described contains, 0.007 acres, more or less of which 0.003 acres is located in Franklin County Auditor's Parcel Number 010-019506-00, 0.002 acres is located in Franklin County Auditor's Parcel Number 010-073500-00, and 0.002 acres is located in Franklin County Auditor's Parcel Number 010-053137-00 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, September, 2020.

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Grantor claim title by Instrument 201902060014593, 201902060014595, 202111300216612, and 202111300216615, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

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

Date