

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 6/30/2016

PID 95549

**PARCEL 104-WD
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
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, DELAWARE 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 Delaware, City of Columbus, located in Farm Lot 18, Quarter Township 4, Township 3 North, Range 18 West, of the United States Military District, also being part of the 2.157 acre tract conveyed to **Polaris Neighborhood Center III, LLC, an Ohio limited liability company** (Grantor) in Official Record 648 Page 422, and being described as follows:

Being a parcel of land lying north of and adjacent to the north right-of-way line of Polaris Parkway as described in Plat Book 24 Pages 137 - 145 and more particularly described as follows:

Commencing at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at the point of tangency on the centerline of Polaris Parkway, said capped iron pin being at centerline station 169+55.73;

Thence North 46°10'37" East along said centerline of Polaris Parkway, a distance of 502.91 feet to a point of curvature being centerline station 174+58.64;

Thence continuing along said centerline of Polaris Parkway, with a curve to the right, having a radius 1432.39 feet, a central angle of 0°56'41", an arc length of 23.62 feet, being subtended by a chord bearing of North 46°38'58" East and a chord distance of 23.62 feet to a point on the curve, centerline station 174+82.26;

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

Thence North $42^{\circ}52'42''$ West leaving said centerline perpendicular, a distance of 50.00 feet to a point on said existing north right-of-way line for Polaris Parkway, also being the southwest corner of said Polaris Neighborhood Center III, LLC tract, and being 50.00 feet left of centerline station 174+82.26, and being the **Point of Beginning** for the herein described right-of-way parcel;

Thence continuing along said existing north right-of-way line of Polaris Parkway North $43^{\circ}12'38''$ West, a distance of 15.00 feet to an iron pin set, being 65.00 feet left of Polaris Parkway centerline station 174+82.17;

Thence crossing said Polaris Neighborhood Center III, LLC tract, with a curve to the right, having a radius 1497.39 feet, a central angle of $8^{\circ}06'47''$, an arc length of 212.03 feet, being subtended by a chord bearing of North $51^{\circ}10'30''$ East and a chord distance of 211.85 feet to an iron pin set, being 65.00 feet left of centerline station 176+85.00;

Thence North $14^{\circ}50'35''$ East continuing across said Polaris Neighborhood Center III, LLC tract, a distance of 38.15 feet to an iron pin set, being 90.00 feet left of centerline station 177+12.34;

Thence continuing across said Polaris Neighborhood Center III, LLC tract, with a curve to the right, having a radius 1522.39 feet, a central angle of $1^{\circ}30'20''$, an arc length of 40.00 feet, being subtended by a chord bearing of North $57^{\circ}04'41''$ East and a chord distance of 40.00 feet to a MAG nail set in the drive on the east property line of said Polaris Neighborhood Center III, LLC tract, also being the west property line of a tract of land conveyed to Polaris TH, LLC (APN 31844202054009) in Official Record 1053 Page 1355, being 90.00 feet left of centerline station 177+49.98;

Thence South $32^{\circ}10'55''$ East along the said property line a distance of 40.00 feet to point on said existing north right-of-way line for Polaris Parkway, being 50.00 feet left of centerline station 177+49.99;

Thence continuing along said existing north right-of-way line for Polaris Parkway, with a curve to the left, having a radius 1482.39 feet, a central angle of $10^{\circ}42'34''$, an arc length of 277.08 feet, being subtended by a chord bearing of South $52^{\circ}28'35''$ West and a chord distance of 276.68 feet to the **Point of Beginning**.

Containing 0.127 acres, more or less, within Delaware County Auditor's Parcel Number 31844202054001. Consisting of 0.000 acres of Present Roadway Occupation.

All references herein are to records in the Recorders' Office, Delaware County, Ohio.

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Rev. 06/09

The basis of bearings for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD 1983 (1996 adjustment) as established by Carpenter Marty Transportation, Inc. using GPS observations.

All pins set are 3/4 inch rebar, 30 inches long, with a plastic cap stamped "CEC, INC.".

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Orion Place as shown upon the right of way plan "Arterial Street Rehabilitation - Polaris Parkway" on file with the City of Columbus, Ohio.

This description was prepared under the direction of Daniel J. Hornyak, Registered Professional Surveyor Number 7963, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by Columbus Engineering Consultants, Inc. in coordination with Carpenter Marty Transportation, Inc. and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as "Arterial Street Rehabilitation - Polaris Parkway".

Columbus Engineering Consultants, Inc.

Daniel J. Hornyak Date
Registered Professional Surveyor No. 7963