

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 09/18/2023

PID

**PARCEL 4-WD
DERING AVE. AT S. HIGH STREET SIGNAL REPLACEMENT**

**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, 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 and the City of Columbus, being located in Section 4, Township 4, Range 22, Congress Lands and being part of Lot 1 of Lewis and Weisend South High Street Addition as recorded in Plat Book 13, Page 6, conveyed to Lonnie Keith Wallace (1/3 Interest), Beverly J. Wallace Steele (1/3 Interest) and Ronnie Wesley Wallace (1/3 Interest), as recorded in Official Record 30212, Page D02 of said county records and bounded and described as follows:

BEGINNING at a 5/8 inch rebar (set), with cap stamped "GPD", at the northwest corner of said Lot 1, 33.00 feet right of S. High Street station 15+11.12;

Thence on the north line of said Lot 1, **South 86 degrees 05 minutes 43 seconds East**, a distance of **7.00 feet**, to a 5/8 inch rebar (set), with cap stamped "GPD", on the east existing standard highway easement of S. High Street, designated as Parcel 84 (S.H. 5 Secs. Exp., G (Pt) & F) conveyed to the State of Ohio, as recorded in Deed Book 1137, Page 467, 40.00 feet right of S. High Street station 15+10.68;

Thence through the Grantor's lot on the east existing standard highway easement of S. High Street, **South 00 degrees 19 minutes 42 seconds West**, a distance of **32.00 feet** to a point on the south line of said Lot 1 and the north line of Lot 2 of said Lewis and Weisend South High Street Addition, being conveyed to Gregory L. Nemeth, as recorded in Official Record 26769, Page C17, 40.00 feet right of S. High Street station 14+78.68, witness a 3/4 inch pipe (found), bearing South 35 degrees 10 minutes 04 seconds West, at a distance of 0.48 feet;

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Thence on the Grantor's south line and the north line of said Lot 2, **North 86 degrees 05 minutes 43 seconds West**, a distance of **7.00 feet** to a Mag Spike (set), at the southwest corner of said Lot 1 and the northwest corner of said Lot 2, 33.00 feet right of S. High Street station 14+79.12;

Thence on the west line of said Lot 1, **North 00 degrees 19 minutes 42 seconds East**, a distance of **32.00 feet** to the **Point of Beginning**, containing 0.005 acres, of which the present road occupies 0.005 acres, and being part of Franklin County Auditor's Parcel Number 010-112922.

The bearings for this description are based on the bearing between Franklin County Monuments "FRANK162" and "FRANK76" being North 37 degrees 10 minutes 21 seconds East, as measured using Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

Stationing is based on City of Columbus plan titled "Dering Ave. at S. High Street Signal Replacement", Drawer 3775-E, on file with the City of Columbus, Ohio.

This description was prepared and reviewed under the supervision of Steven L. Mullaney, Professional Surveyor No. 7900 from an actual field survey conducted for the City of Columbus, in September, 2020.

Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

Steven L. Mullaney, P.S.
Ohio Professional Surveyor No. 7900