

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 07/06/2021

PID 105736

**PARCEL 13-WD2  
FRA-SOUDER AVENUE 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 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, V.M.S. 1393, City of Columbus and being conveyed to GFS Chemicals, Inc., an Ohio Corporation as recorded in Official Record 4412, Page A15 of said county records and bounded and described as follows:

**COMMENCING** at a Mag Spike (set) at the northeast corner of Lot 1 of Caputos Addition, as recorded in Plat Book 14, Page 16, conveyed to GFS Chemicals, Inc., an Ohio Corporation as recorded in Official Record 4412, Page A15, Official Record 11079, Page I10, Official Record 5738, Page F10 and Official Record 2466, Page A20, being the intersection of the west existing right of way of Souder Avenue (Width Varies) and the south existing right of way of McKinley Avenue (60' Right of Way), and the northwest corner of lands conveyed to the City of Columbus, as recorded in Deed Book 484, Page 148, 24.75 feet left of station 11+96.26;

Thence **North 03 degrees 57 minutes 20 seconds East**, a distance of **30.00 feet** to the centerline of McKinley Avenue at McKinley Avenue station 9+18.67;

Thence on the centerline of McKinley Avenue, **South 86 degrees 02 minutes 40 seconds East**, a distance of **46.26 feet** to a mag spike (set) on the centerline of survey of Souder Avenue, at Souder Avenue Survey station 12+23.42;

Thence on the centerline of survey of Souder Avenue, **North 02 degrees 36 minutes 27 seconds East**, a distance of **153.73 feet** to a point at station 13+77.15;

Thence **South 87 degrees 23 minutes 33 seconds East**, a distance of **34.32 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", on the east existing right of way of Souder Avenue, the east line of lands known

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as Parcel 31-WV, conveyed to the City of Columbus, as recorded in Instrument Number 199709050086912 34.32 feet right of station 13+77.15 and the **POINT OF BEGINNING**;

Thence on the east existing right of way of Souder Avenue and the east line of said Parcel 31-WV, the following three (3) courses:

1. **North 07 degrees 20 minutes 44 seconds West**, a distance of **18.62 feet** to a Mag Spike (set), 31.10 feet right of station 13+95.49;
2. **North 00 degrees 10 minutes 42 seconds East**, a distance of **111.49 feet** to a Mag Spike (set), 24.73 feet right of station 15+08.47;
3. **North 21 degrees 25 minutes 48 seconds East**, a distance of **3.57 feet** to a Mag Spike (set), 25.66 feet right of station 15+12.03;

Thence through the Grantor's lands, **South 00 degrees 18 minutes 50 seconds East**, a distance of **133.28 feet** to the **Point of Beginning**, containing 0.005 acres, of which the present road occupies 0.000 acres and being part of Franklin County Auditor's Parcel Number 010-047818-00.

The bearings for this description are based on the bearing between City of Columbus Monuments "15-83 RESET" and "18-83" being North 80 degrees 50 minutes 29 seconds East, as measured with GPS methods using Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

Station values in this description are based on the intersection of Souder Avenue and Broad Street being Souder Avenue station 0+00.00 and Broad Street station 10+00.00.

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, Ohio, in August, 2018.

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

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