

EXHIBIT A

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Ver. Date 1/12/23

PID 104704

**PARCEL 15-WD
FRA-CR26 (GEORGESVILLE) AT HALL
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, County of Franklin, City of Columbus, and being a part of VMS Number 1425, being part of a 1.865 acre parcel conveyed to **TREMBLY FAMILY LIMITED PARTNERSHIP TWO (1/3), CHRISTINA R. DAVIS (1/3), PATRICIA A. OSTRANDER (1/3)**, by Official Record Volume 19957, Page D05, and Instrument Number 199804210095605, and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of FRA-CR26 (GEORGESVILLE) AT HALL made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book _____, Page _____ in the records of Franklin County, and being located within the following described boundary points in the boundary thereof:

Commencing from a monument box set at the intersection of the Centerline of Construction and Right of Way of Georgesville Road (1971) and the Centerline of Right of Way of Hall Road, said Centerline of Right of Way of Hall Road also being the northerly line of VMS Number 13950 (AKA 14506) and the southerly of VMS Number 12394, said monument being referenced by a found 5/8" iron pin with a Cory Steven Graham cap North 52 Degrees 40 Minutes 08 Seconds West, a distance of 88.35 feet, said monument also being referenced by a found 5/8" iron pin with a Cory Steven Graham cap North 34 Degrees 36 Minutes 42 Seconds West, a distance of 74.43 feet, said monument box being at Station 75+62.60 of the Centerline of Construction and Right of Way of Georgesville Road (1971), said monument box also being at Station 243+93.49 of the Centerline of Right of Way of Hall Road;

Thence North 86 Degrees 49 Minutes 21 Seconds West along the Centerline of Right of Way of Hall Road, said line also being said VMS line, a distance of **84.71 feet** to Station 243+08.78

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of the Centerline of Right of Way of Hall Road;

Thence North 03 Degrees 10 Minutes 39 Seconds East perpendicular to the Centerline of Right of Way of Hall Road, a distance of **50.00 feet** to the northerly line of a 0.091 acre Right of Way parcel conveyed to the City of Columbus, Ohio, an Ohio Municipal Corporation by Instrument Number 200807180110300, said point being 50.00 feet left of Station 243+08.78 of the Centerline of Right of Way of Hall Road, said point also being 95.00 feet left of Station 75+87.96 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

Thence South 86 Degrees 49 Minutes 21 Seconds East along the northerly line of said 0.091 acre Right of Way parcel conveyed to the City of Columbus, by Instrument Number 200807180110300, a distance of **12.84 feet** to the eastern corner of said 0.091 acre Right of Way parcel conveyed to the City of Columbus, said corner is referenced by a found 5/8" iron pin with a Cory Steven Graham cap 1.30 feet away on a bearing of South 76 Degrees 03 Minutes 19 Seconds West, said corner also being the easterly corner of said 0.091 acre Right of Way parcel conveyed to the City of Columbus, Ohio, an Ohio Municipal Corporation said corner also being the western corner of a 0.174 acre Right of Way parcel conveyed to the City of Columbus, by Official Record Volume 17850, Page G 14, said corner is 82.63 feet left of Station 75+91.39 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

Thence North 74 Degrees 37 Minutes 11 Seconds East along the northerly line of said 0.174 acre Right of Way parcel conveyed to the City of Columbus, Ohio, an Ohio Municipal Corporation by Official Record Volume 17850, Page G14, a distance of **27.70 feet** to a found 5/8" iron pin with a Cory Steven Graham cap at the intersection of the northerly Right of Way line of Hall Road and the westerly Right of Way line of Georgesville Road, said pin being 59.73 feet left of Station 76+06.88 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

Thence North 18 Degrees 39 Minutes 28 Seconds East along the northerly line of said 0.174 acre Right of Way parcel conveyed to the City of Columbus, Ohio, an Ohio Municipal Corporation a distance of **40.88 feet** to a found 5/8" iron pin with a Cory Steven Graham cap 59.90 feet left of Station 76+47.73 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

Thence North 17 Degrees 56 Minutes 07 Seconds East along the westerly line of said 0.174 acre Right of Way parcel conveyed to the City of Columbus, a distance of **127.82 feet** to a found 5/8" iron pin with a Cory Steven Graham cap at the southwestern corner of a 0.056 acre Right of Way parcel conveyed to the City of Columbus, Ohio, an Ohio Municipal Corporation by Instrument Number 201411210155987, said corner being 61.24 feet left of Station 77+76.70 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

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Thence North 18 Degrees 04 Minutes 37 Seconds East along the westerly line of said 0.056 acre Right of Way parcel conveyed to the City of Columbus, Ohio, a Municipal Corporation, by Instrument Number 201411210155987, a distance of **69.51 feet** to 60.09 feet left of Station 78+47.78 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

Thence North 15 Degrees 26 Minutes 34 Seconds East along the westerly line of said 0.056 acre Right of Way parcel conveyed to the City of Columbus, a distance of **74.90 feet** to 59.99 feet left of Station 79+24.70 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

Thence North 13 Degrees 21 Minutes 12 Seconds East along the westerly line of said 0.056 acre Right of Way parcel conveyed to the City of Columbus, a distance of **105.99 feet** to a found 5/8" iron pin with a Cory Steven Graham cap at the southeastern corner of a 0.690 acre parcel conveyed to Howard F. Hedrick, by Instrument Number 200102120028114 and Instrument Number 201105190064156, said corner also being the northwestern corner of said 0.056 acre Right of Way parcel conveyed to the City of Columbus, said corner also being the southwestern corner of a 0.035 acre Right of Way parcel conveyed to the City of Columbus, by Instrument Number 200807180110300, said corner being 59.84 feet left of Station 80+32.80 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

Thence North 12 Degrees 07 Minutes 07 Seconds East along the westerly line of said 0.35 acre Right of Way parcel conveyed to the City of Columbus, said line also being the easterly line of said 0.690 acre parcel conveyed to Howard F. Hedrick, a distance of **158.00 feet** to a found 5/8" iron pin with a Cory Steven Graham cap at the northeastern corner of said 0.690 acre parcel conveyed to Howard F. Hedrick, said corner also being the southeastern corner of a 0.408 acre parcel conveyed to Howard F. Hedrick, by Instrument Numbers 200906110084358 and 201105190064156, said pin being 59.36 feet left of Station 81+91.38 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

Thence North 12 Degrees 02 Minutes 51 Seconds East along the westerly line of said 0.35 acre Right of Way parcel conveyed to the City of Columbus, said line also being the easterly line of said 0.408 acre parcel conveyed to Howard F. Hedrick, a distance of **100.07 feet** to a found 5/8" iron pin with a Cory Steven Graham cap on the southerly line of the Grantor, said pin also being at the northeastern corner of said 0.408 acre parcel conveyed to Howard F. Hedrick, said pin being 58.99 feet left of Station 82+91.46 of the Centerline of Construction and Right of Way of Georgesville Road (1971), said point marking the **Principle Point of Beginning** for the parcel described herein;

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1. **Thence North 78 Degrees 59 Minutes 30 Seconds West** along the southerly line of the Grantor, a portion of said line being the northerly line of said 0.408 acre parcel conveyed to Howard F. Hedrick, a portion of said line being a northerly line of Lot 87 as delineated on the plat of Georgesville Green Section 3, recorded in Plat Book 104, Page 54, conveyed to Erin Bagley, by Instrument Number 201212200195825, a distance of **220.75 feet** to an iron pin set on the southwestern corner of the Grantor, said corner also being a northeastern corner of said parcel conveyed to Erin Bagley, said corner being 279.71 feet left of Station 82+88.28 of the Centerline of Construction and Right of Way of Georgesville Road (1971);
2. **Thence North 10 Degrees 32 Minutes 40 Seconds East** along the westerly line of the Grantor, a portion of said line also being the easterly line of said parcel conveyed to Erin Bagley, a portion of said line being the easterly line of Lot 86 of said Georgesville Green Section 3, conveyed to Warda A. Aballa and Khadija Badawy, by Instrument Number 201305130078206, a distance of **213.22 feet** to an iron pin set on the proposed southwestern corner of the Grantor, said pin being 284.51 feet left of Station 85+01.44 of the Centerline of Construction and Right of Way of Georgesville Road (1971);
3. **Thence South 79 Degrees 27 Minutes 17 Seconds East** along the proposed southerly line of the Grantor, a distance of **224.56 feet** to an iron pin set on the easterly line of the Grantor, said line also being the westerly line of a 0.133 acre Right of Way parcel designated 119-WD as appropriated to the Board of County Commissioners of Franklin County, Ohio, by Franklin County Court of Common Pleas Case Number 72CV-06-1984, and Deed Book 3395, Page 176, said pin being 60.00 feet left of TS Station 85+06.49 of the Centerline of Construction and Right of Way of Georgesville Road (1971);
4. **Thence South 11 Degrees 49 Minutes 58 Seconds West** along the easterly line of the Grantor, said line also being the westerly line of said 0.133 acre Right of Way parcel as appropriated to the Board of County Commissioners of Franklin County, Ohio., a distance of **61.49 feet** to an iron pin set 60.00 feet left of Station 84+45.00 of the Centerline of Construction and Right of Way of Georgesville Road (1971);
5. **Thence South 19 Degrees 57 Minutes 46 Seconds West** along the easterly line of the Grantor, said line also being the westerly line of said 0.133 acre Right of Way parcel as appropriated to the Board of County Commissioners of Franklin County, Ohio, a distance of **35.36 feet** to an iron pin set 65.00 feet left of Station 84+10.00 of the Centerline of Construction and Right of Way of Georgesville Road (1971);
6. **Thence South 07 Degrees 04 Minutes 08 Seconds West** along the easterly line of the Grantor, said line also being the westerly line of said 0.133 acre Right of Way parcel as

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appropriated to the Board of County Commissioners of Franklin County, Ohio, a distance of **60.21 feet** to an iron pin set 60.00 feet left of Station 83+50.00 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

7. **Thence South 05 Degrees 38 Minutes 09 Seconds West** along the easterly line of the Grantor, said line also being the westerly line of said 0.133 acre Right of Way parcel as appropriated to the Board of County Commissioners of Franklin County, Ohio, a distance of **58.89 feet** to an iron pin set on the existing southeastern corner of the Grantor, said pin being 53.64 feet left of Station 82+91.46 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

8. **Thence North 78 Degrees 10 Minutes 02 Seconds West** along the southerly line of the Grantor, said line also being the westerly line of said 0.133 acre Right of Way parcel as appropriated to the Board of County Commissioners of Franklin County, Ohio, a distance of **5.34 feet** to the **Principle Point of Beginning** and enclosing 1.091 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 1.091 acres;

The above described area is all within Franklin County Permanent Parcel Number 570-144444-00;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked ODOT R/W Mead & Hunt, Inc. 8294. Spikes set are 1/2 inch diameter x 8 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Concrete Monuments Set are 3/4 inch iron pins encased in an 8 inch diameter concrete cylinder with a 3 inch diameter aluminum cap. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 1-15-21. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in January, 2021 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. The bearing calculated for Hall Road is South 86 Degrees 49 Minutes 21 Seconds East. Bearings are for the purpose of indicating angular measurement only.

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The Stations referred to herein are from the Centerline of Right of Way of Hall Road and the Centerline of Construction and Right of Way of Georgesville Road (1971), as found on Right of Way Plan FRA-CR26 (GEORGESVILLE) AT HALL.

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on January 12, 2023, from a survey made in January 2021.

Steven J., Scheid, Jr., P.S.
Professional Surveyor 8294
January 12, 2023