

**EXHIBIT A**

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LPA RX 851 WD

Rev. 06/09

Ver. Date 6/30/2016

PID 95549

**PARCEL 109-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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Delaware, City of Columbus, located in Farm Lots 17, Quarter Township 4, Township 3 North, Range 18 West, of the United States Military District, also being part of the 2.013 acre tract of land conveyed to **Buckeye Express Car Wash, LLC, an Ohio limited liability company** (Grantor) in Official Record 1043 Page 1846, 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 43°09'02", an arc length of 1078.76 feet, being subtended by a chord bearing of North 67°45'08" East and a chord distance of 1053.45 feet to the point of tangency, centerline station 185+37.40 (back) also being 398+85.62 (ahead);

Thence North 89°19'39" East along said centerline of Polaris Parkway, a distance of 133.14 feet to a point being centerline station 400+18.75;

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Thence North  $00^{\circ}40'21''$  West leaving said centerline perpendicular, a distance of 58.48 feet to a point on said existing north right-of-way line for Polaris Parkway, also being the southwest corner of said Buckeye Express Car Wash, LLC tract and the southeast corner of a tract of land conveyed to Polaris Neighborhood Center IV, LLC (APN 31844202054005) in Official Record 806 Page 2284, also being 58.48 feet left of centerline station 400+18.75, and being the **Point of Beginning** for the herein described right-of-way parcel;

Thence North  $00^{\circ}14'23''$  East continuing along said existing property line between said Buckeye Express Car Wash, LLC tract and said Polaris Neighborhood Center IV, LLC tract, a distance of 6.52 feet to a MAG nail set in a drive apron, being 65.00 feet left of centerline station 400+18.86;

Thence North  $89^{\circ}19'39''$  East crossing said Buckeye Express Car Wash, LLC tract, a distance of 32.47 feet to a MAG nail set in a drive apron on said existing north right-of-way line for Polaris Parkway, being 65.00 feet left of centerline station 400+51.33;

Thence continuing along said existing north right-of-way line of Polaris Parkway, with a curve to the right, having a radius 604.81 feet, a central angle of  $3^{\circ}08'52''$ , an arc length of 33.23 feet, being subtended by a chord bearing of South  $78^{\circ}01'01''$  West and a chord distance of 33.22 feet to the **Point of Beginning**.

Containing 0.003 acre, more or less, within Delaware County Auditor's Parcel Number 31844202054008. Consisting of 0.000 acres of Present Roadway Occupation.

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

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.

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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.

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Daniel J. Hornyak                      Date  
Registered Professional Surveyor No. 7963