

**EXHIBIT A**

LPA RX 851 WD

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Rev. 06/09

Ver. Date 1-28-2022

PID 105732

**PARCEL 10-WD  
FRA-C.R.96-1.71 (CASSADY AVE.)  
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).

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

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Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of Lots 1-4 in the North Bexley View No. 2 recorded in Plat Book 17, page 56 and conveyed to Fifth Avenue Plaza, LTD., an Ohio Limited Liability Company in Instrument 200602010019839 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline of proposed right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at a 1" iron pin found at the southeast corner of said Lot 2 being the grantor's southeast corner said pin being 44.91 feet left of the proposed centerline of Cassady Avenue at station 20+21.68 and on the westerly existing right of way for Cassady Avenue; Thence along the east line OF said Lot 2, and the westerly existing right of way for Cassady Avenue North 09 degrees 35 minutes 04 seconds East, 63.32 feet to an iron pin set, said pin being 45.65 feet left of the proposed centerline of Cassady Avenue at station 20+85.00 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across said Lots 1 and 2, **North 01 degrees 15 minutes 31 seconds East, 18.22 feet** to an iron pin set, said pin being 48.50 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 21+03.00 and 92.55 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 204+26.74;

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- 2) **Thence**, across said Lot 1, **North 42 degrees 08 minutes 57 seconds West, 57.16 feet** to an iron pin set, said pin being 53.50 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 203+85.00 and 93.79 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 21+37.87;
- 3) **Thence**, across said Lots 1 and 3, **North 85 degrees 14 minutes 34 seconds West, 100.06 feet** to an iron pin set, said pin being 53.50 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 202+84.94;
- 4) **Thence**, across said Lots 3 and 4, **North 75 degrees 57 minutes 53 seconds West, 46.09 feet** to an iron pin set on the grantor's west line and the east line of a tract conveyed to Mark E. Lisska in Official Record 22662F20, said pin being 45.50 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 202+38.49;
- 5) **Thence**, across said Lots 4 and the east line of said Lisska tract, **North 04 degrees 46 minutes 28 seconds East, 8.92 feet** to a point at the grantor's northwest corner being on the southerly existing right of way for 5th Avenue as conveyed to the City of Columbus in Instrument 200206140147833, said point being 36.59 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 202+38.68;
- 6) **Thence**, across said Lots 4 and the southerly existing right of way for 5th Avenue, **South 83 degrees 32 minutes 46 seconds East, 3.59 feet** to a point on the southerly existing right of way for 5th Avenue, said point being 36.77 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 202+42.26;
- 7) **Thence**, across said Lots 1, 3 and 4 and the southerly existing right of way for 5th Avenue, **South 85 degrees 18 minutes 14 seconds East, 161.22 feet** to a point on the southerly existing right of way for 5th Avenue, said point being 37.09 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 204+04.26, and being 76.19 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 21+56.05;
- 8) **Thence**, across said Lot 1 and the southerly existing right of way for 5th Avenue, **South 40 degrees 15 minutes 31 seconds East, 8.96 feet** to a point on the southerly existing right of way for 5th Avenue, said point being 43.42 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 204+10.60, and being 69.27 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 21+50.36;

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- 9) **Thence**, across said Lot 1 and the southerly existing right of way for 5th Avenue, **South 85 degrees 16 minutes 37 seconds East, 22.94 feet** to a point on the east line of said Lot 1, at the southerly existing right of way for 5th Avenue and the westerly existing right of way for Cassady Avenue, said point being 46.44 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 21+52.57, and being 43.41 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 204+33.54;
- 10) **Thence**, along the east line of said Lot 1 and 2 and the westerly existing right of way for Cassady Avenue, **South 09 degrees 35 minutes 04 seconds West, 67.57 feet** to the **TRUE POINT OF BEGINNING**, containing 0.088 acres.

The parcel of land described contains, 0.088 acres, more or less of which 0.011 acres in Franklin County Auditor's Parcel Number 010-029516-00, 0.020 acres in Franklin County Auditor's Parcel Number 010-020781-00, 0.057 acres in Franklin County Auditor's Parcel Number 010-055818-00 including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, September, 2020.

Grantor claim title by Instrument 200602010019839, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

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Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

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Date