

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 05/02/2019

PID 3259-E

**PARCEL 40-WD
LIVINGSTON AVENUE PHASE B**

**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, Half Sections 26 and 27, Township 5 North, Range 22 West, Refugee Lands, City of Columbus, being a portion of South Public Alley (49.5' R/W), South Alley (33' R/W) and Inlot 367 originally dedicated in Town Plat of Columbus as recorded in Deed Book F, Page 332, destroyed by fire, replatted in Plat Book 3, Page 247 and also represented in Plat Book 14, Page 27, and a portion of South Public Alley (10.5' R/W) and Inlot 692 originally dedicated by McGown's Addition to the City of Columbus as recorded in Deed Book G, Page 70, destroyed by fire and being part of lands conveyed to the City of Columbus, by Deed Book 1113, Page 482 (parcel 22B-LA, FRA-40-12.82), Deed Book 2450, Page 206 (subject to State of Ohio Easement parcel 17, FRA-40-12.82, Deed Book 2526, Page 139) and Deed Book 2462, Page 202 (subject to State of Ohio Easement parcel 22A-LA, FRA-40-12.82, Deed Book 2526, Page 130) of the Franklin County Recorder's Office and bounded and described as follows:

Being a parcel of land lying on the left side of the centerline of right of way of Livingston Avenue as shown on the centerline plat of Livingston Avenue Phase B as recorded in Plat Book 126, Page 21 of the records of the Franklin County Recorder's Office and being further described as follows:

COMMENCING at a magnail (set) at the northwest corner of Lot 692 of McGown's Addition to the City of Columbus, as recorded in Deed Book G, Page 70 (destroyed by fire), being a 0.1389 acre tract of land designated as parcel 17-WL (FRA-70-12.68) appropriated by the State of Ohio in Franklin County Court of Common Pleas Case Number 18-CV-7509 as recorded in Instrument Number 201901230008565, 50.00 feet right of High Street station 50+42.96;

Thence on the north line of said Lot 692 and parcel 17-WL, **South 86 degrees 19 minutes 15 seconds East**, a distance of **96.45 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 60.00 feet left of Livingston Avenue station 22+87.53 and the **POINT OF BEGINNING**;

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Thence through Livingston Avenue (South Public Lane) and Stauring Street (South Alley), the following five (5) courses:

1. **North 80 degrees 11 minutes 26 seconds East**, a distance of **100.47 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 60.00 feet left of Livingston Avenue station 23+88.00;
2. **North 09 degrees 48 minutes 34 seconds West**, a distance of **7.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 67.00 feet left of Livingston Avenue station 23+88.00;
3. **North 80 degrees 11 minutes 26 seconds East**, a distance of **70.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 67.00 feet left of Livingston Avenue station 24+58.00;
4. **South 09 degrees 48 minutes 34 seconds East**, a distance of **7.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 60.00 feet left of Livingston Avenue station 24+58.00;
5. **North 80 degrees 11 minutes 26 seconds East**, a distance of **159.94 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 60.30 feet left of Livingston Avenue station 26+16.09;

Thence passing through a portion of Stauring Street and Inlot 367, the following six (6) courses:

1. **Northeasterly**, an arc distance of **153.02 feet**, on the arc of a curve deflecting to the right, having a central angle of **13 degrees 29 minutes 19 seconds**, a radius of **650.00 feet**, and a chord that bears **North 86 degrees 56 minutes 05 seconds East**, a distance of **152.67 feet**, to a 5/8 inch rebar (set), with cap stamped "GPD", 65.00 feet left of Livingston Avenue station 27+56.26;
2. **South 86 degrees 19 minutes 15 seconds East**, a distance of **41.74 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 65.00 feet left of Livingston Avenue station 27+98.00;
3. **North 03 degrees 40 minutes 45 seconds East**, a distance of **7.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 72.00 feet left of Livingston Avenue station 27+98.00;
4. **South 86 degrees 19 minutes 15 seconds East**, a distance of **7.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 72.00 feet left of Livingston Avenue station 28+05.00;
5. **South 03 degrees 40 minutes 45 seconds West**, a distance of **7.00 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", 65.00 feet left of Livingston Avenue station 28+05.00;
6. **South 86 degrees 19 minutes 15 seconds East**, a distance of **39.94 feet** to a 5/8 inch rebar (set), with cap stamped "GPD", on the west existing right of way of Third Street (82.5' right of way as dedicated in Deed Book F, Page 332, destroyed by fire and replatted in Plat Book 3, Page 247, also represented in Plat Book 14, Page 27) and the Grantor's east line, 65.00 feet left of Livingston Avenue station 28+44.94 and 41.25 feet left of Third Street station 150+43.46;

Thence on the west existing right of way of Third Street and the Grantor's east line, **South 08 degrees 09 minutes 26 seconds East**, a distance of **35.76 feet** to the Grantor's southeast corner, on the north existing limited access right of way of Livingston Avenue, 30.00 feet left of Livingston Avenue station 28+52.27 and 41.25 feet left of Third Street station 150+07.70;

Thence in the south line of Lot 367 and the north line of Livingston Avenue, **North 86 degrees 19 minutes 15 seconds West**, a distance of **254.56 feet** to a point, 45.08 feet left of Livingston Avenue station 26+06.58;

Thence passing through a portion of Livingston Avenue, Pearl Street and parcel 17, the following four (4) courses:

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1. **South 08 degrees 05 minutes 58 seconds East**, a distance of **26.81 feet** to a point, 18.27 feet left of Livingston Avenue station 26+06.17;
2. **South 82 degrees 57 minutes 06 seconds West**, a distance of **54.08 feet** to a point, 20.83 feet left of Livingston Avenue station 25+52.39;
3. **South 80 degrees 02 minutes 42 seconds West**, a distance of **137.89 feet** to a point, 20.48 feet left of Livingston Avenue station 24+14.50;
4. **South 80 degrees 11 minutes 47 seconds West**, a distance of **32.99 feet** to the east line of said Lot 692 and parcel 17-WL, 20.48 feet left of Livingston Avenue station 23+81.51;

Thence on the east line of said Lot 692 and parcel 17-WL, **North 08 degrees 04 minutes 17 seconds West**, a distance of **16.86 feet** to the northeast corner of said Lot 692, 37.33 feet left of Livingston Avenue station 23+82.02;

Thence on the north line of said Lot 692 and parcel 17-WL, **North 86 degrees 19 minutes 15 seconds West**, a distance of **97.17 feet** to the **Point of Beginning**, containing 0.4203 acres, of which the present road occupies 0.4203 acres (with 0.2163 acres being within Livingston Avenue, 0.0141 acres being within Stauring Street and 0.0098 acres being within Pearl Street), and being part of lands that have not been assigned a Franklin County Auditor's Parcel Number.

The bearings for this description are based on the bearing between Franklin County Engineer's monuments "FRANK143" and "COC5-83" being North 77 degrees 09 minutes 24 seconds West, as resolved by GPS observations, using Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(1986).

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 October, 2015.

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

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