

EXHIBIT A

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Rev. 01/21

LPA RX 851 WD

Ver. Date 02/10/2022

PID 114254

**PARCEL 29-WD1
FRA-161-13.03
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**

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, lying in Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, and being part of a 1.549 acre tract conveyed to KGL Cook Ltd., an Ohio Limited Partnership (hereinafter referred to as "Grantor") by deed of record in Instrument Number 199904230102074 (Franklin County Parcel Number 010-196706-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the intersection of the centerline right-of-way of East Dublin Granville Road (SR 161) (FRA-161-11.57) (width varies), centerline station 690+16.35 and center line of right-of-way of Spring Run Drive (50 feet in width), centerline station 31+47.04, being referenced by a found iron pin in concrete at East Dublin Granville Road (SR 161) centerline station 695+00.18, which bears South 75° 19' 01" East a distance of 483.83 feet;

Thence North 12° 47' 17" East a distance of 154.03 feet along the centerline of right-of-way of Spring Run Drive to a point at centerline station 33+01.07;

Thence South 82° 25' 01" East a distance of 29.13 feet crossing Spring Run Drive to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", at the intersection of the easterly right-of-way line of Spring Run Drive, deeded to the City of Columbus by deed of record in Official Record 3961, Page D05 and with the northerly right-of-way line of East Dublin Granville Road (S.R. 161), appropriated as parcel 61-WD by the State of Ohio in Franklin County Court of Common Pleas Case No. 238,118 of record in Deed Book 3281, Page 440, and the southwest corner of the 1.549 acre tract, 29.01 feet right of centerline station 33+03.71 and the **TRUE POINT OF**

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BEGINNING for the parcel herein described;

Thence the following two (2) courses along the easterly right-of-way line of Spring Run Drive and the westerly line of the 1.549 acre tract;

1. North $03^{\circ} 39' 37''$ East a distance of 27.26 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", at a point of curvature, 25.00 feet right of centerline station 33+26.67;
2. Along a curve to the left with a radius of 250.00 feet, a delta angle of $17^{\circ} 43' 03''$, an arc length of 77.31 feet, a chord bearing of North $05^{\circ} 11' 54''$ West, and a chord distance of 77.00 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", at a point of reverse curvature, 25.00 feet right of centerline station 33+96.24;

Thence leaving the easterly right-of-way line of Spring Run Drive the following three (3) courses across the 1.549 acre tract;

1. Along a curve to the right with a radius of 260.14 feet, a delta angle of $11^{\circ} 59' 09''$, an arc length of 54.42 feet, a chord bearing of South $08^{\circ} 50' 58''$ East with a chord distance of 54.32 to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of tangency, 25.97 feet right of centerline station 33+47.36;
2. South $08^{\circ} 17' 52''$ East a distance of 39.84 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of curvature, 35.27 feet right of centerline station 33+16.20;
3. Along a curve to the left with a radius of 40.50 feet, a delta angle of $18^{\circ} 38' 37''$, an arc length of 13.18 feet, a chord bearing of South $17^{\circ} 37' 11''$ East with a chord distance of 13.12 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of reverse curvature, 41.91 feet right of centerline station 33+04.89;

Thence North $82^{\circ} 25' 01''$ West a distance of 12.95 feet to the **TRUE POINT OF BEGINNING**, containing 0.007 acres, more or less, being subject to all easements, restrictions, and rights-of-way record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in May 2019 under his direct supervision.

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The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of East Dublin Granville Road (SR 161) being South 75° 19' 01" East.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

All station and offsets referenced in this description are from the right-of-way centerline of Spring Run Drive as described in the plan known as "IMPROVEMENTS OF SR 161 PHASE 1 / PART 2 SPRING RUN DRIVE / PARKVILLE STREET" on file with the Ohio Department of Transportation and the City of Columbus.


Robert J. Sands,
Professional Surveyor No. 8053



Date 02/10/22

Split
0.007 mile
outlet
(010)
196706

