

## **EXHIBIT A**

LPA RX 851 WD

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Ver. Date 02/08/2022

PID 114254

**PARCEL 30-WD  
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]

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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 0.587 acre tract conveyed to Sabri Salhie and Nadera Salhie (hereinafter referred to as "Grantor") by deed of record in Instrument Number 201706120078524 (Franklin County Parcel Number 010-101491-00) (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 the following four (4) courses and distances along the centerline of right-of-way of Spring Run Drive;

1. North 12° 47' 17" East a distance of 179.63 feet to a 1 inch steel rod at a point of curvature at centerline Station 33+26.67;
2. Along a curve to the left with a radius of 225.00 feet, a delta angle of 29° 24' 43", an arc length of 115.50 feet, a chord distance of 114.24 feet, and a chord bearing of North 11° 02' 43" West, to a 1 inch steel rod at a point of reverse curvature at centerline station 34+42.17;

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3. Along a curve to the right with a radius of 225.00 feet, a delta angle of  $29^{\circ} 24' 45''$ , an arc length of 115.50 feet, a chord distance of 114.24 feet, and a chord bearing of North  $11^{\circ} 02' 42''$  West, to a 1 inch steel rod at a point of tangency at centerline station 35+57.67;
4. North  $03^{\circ} 39' 41''$  East a distance of 136.84 feet to a point at centerline station 36+94.51;

Thence North  $86^{\circ} 20' 19''$  West a distance of 25.00 feet crossing Spring Run Drive, to a point on the westerly 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 the southeast corner of the 0.587 acre tract being the northeasterly corner of a 2.022 acre tract as conveyed to Sujay Ohio One, LLC by deed of record in Instrument Number 200510110123073, referenced by a 5/8 inch pipe found which bears South  $43^{\circ} 45' 16''$  East a distance of 0.65 feet, 25.00 feet left of centerline station 36+94.51 and the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence North  $86^{\circ} 20' 23''$  West a distance of 2.27 feet along the line common to the 0.587 and 2.022 acre tracts to a 5/8 inch rebar set with a cap stamped "DLZ OHIO INC", 27.27 feet left of centerline station 36+94.51;

Thence leaving the line common to the 0.587 and 2.022 acre tracts the following six (6) courses across the 0.587 acre tract;

1. Along a curve to the left with a radius of 488.32, a delta angle of  $00^{\circ} 10' 03''$ , an arc length of 1.43 feet, a chord bearing of North  $01^{\circ} 21' 47''$  West with a chord distance of 1.43 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" at a point of tangency, 27.39 feet left of centerline station 36+95.93;
2. Along a curve to the left with a radius of 489.00, a delta angle of  $02^{\circ} 19' 31''$ , an arc length of 19.84 feet, a chord bearing of North  $02^{\circ} 36' 33''$  West with a chord distance of 19.84 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" at a point of tangency, 29.59 feet left of centerline station 37+14.83;
3. Along a curve to the left with a radius of 489.00, a delta angle of  $03^{\circ} 18' 08''$ , an arc length of 28.18 feet, a chord bearing of North  $05^{\circ} 25' 23''$  West with a chord distance of 28.18 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" at a point of tangency, 39.48 feet left of centerline station 37+29.86;

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4. Along a curve to the right with a radius of 56.00, a delta angle of  $35^{\circ} 15' 06''$ , an arc length of 34.45 feet, a chord bearing of North  $10^{\circ} 33' 06''$  East with a chord distance of 33.91 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" at a point of tangency, 53.28 feet left of centerline station 37+45.23;
5. Along a curve to the left with a radius of 69.97, a delta angle of  $06^{\circ} 32' 06''$ , an arc length of 7.98 feet, a chord bearing of North  $24^{\circ} 53' 13''$  East with a chord distance of 7.98 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" at a point of tangency, 56.17 feet left of centerline station 37+48.59;
6. North  $16^{\circ} 56' 56''$  East a distance of 8.94 feet to a 5/8 inch rebar set with a cap stamped "DLZ OHIO INC" on a line common to the easterly line of the 0.587 acre tract and a westerly line of a 18.592 acre tract conveyed to C-K Spring Creek LLC by deed of record in Instrument Number 200110110235193, 61.08 feet left of centerline station 37+51.83;

Thence South  $03^{\circ} 39' 41''$  West a distance of 98.77 feet along the line common to 0.587 and 18.592 acre tracts and westerly right-of-way line of Spring Run Drive, passing a 5/8 inch rebar set with a cap stamped "DLZ OHIO INC" at 9.71 feet, to the **TRUE POINT OF BEGINNING**, containing 0.013 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.

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  $75^{\circ} 19' 01''$  East.

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


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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



02/10/22  
Date

Split  
0.013 acm  
out of  
(010)  
101+91

