

EXHIBIT A

Page 1 of 3

LPA RX 851 WD

Rev. 06/09

Ver. Date 04/07/22

PID 108642

**PARCEL 4-WD
FRA-CLEVELAND AVENUE PED IMPROVE
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, A MUNICIPAL CORPORATION, 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 City of Columbus, County of Franklin, and State of Ohio, Quarter Township 4, Township 1 North, Range 18 West, United States Military District, and being a part of Lot No. 12 of Richmond Addition as recorded in Plat Book 12, Page 29, conveyed to Northside Church of God Inc. by Official Record 15493, Page B16, all references being to the Franklin County Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the left (west) side of the centerline of existing right-of-way of Cleveland Avenue, as shown and delineated upon the right-of-way plans 3754-E, designated as Intersection-Cleveland Avenue, 5th Avenue to Lehner Road prepared for the City of Columbus, Department of Public Services by Carpenter Marty Transportation Inc., and being more particularly described as follows:

Beginning, for reference, at an 3/4" iron pin found in a monument box at the intersection of existing centerline of Nineteenth Avenue and the existing centerline of right-of-way of Cleveland Avenue, being at station 119+48.41 in said centerline of Cleveland Avenue;

Thence along said centerline of Cleveland Avenue North 26° 37' 51" East a distance of 67.07 feet to a point at station 120+15.48;

Thence leaving said centerline North 63° 22' 09" West a distance of 30.00 feet to a magnetic nail set at the Grantor's southeasterly corner, said nail also being at the intersection of the existing northerly right-of-way line of Nineteenth Avenue and the existing westerly right-of-way line of

EXHIBIT A

LPA RX 851 WD

Rev. 06/09

said Cleveland Avenue, being 30.00 feet left of Station 120+15.48 in said centerline and being the **TRUE POINT OF BEGINNING** of the parcel herein conveyed;

Thence, along said northerly right-of-way line of Nineteenth Avenue and the Grantor's southerly line, **North 86° 20' 49" West** a distance of **8.15 feet** to an iron pin set 37.50 feet left of Station 120+12.30 in said centerline of Cleveland Avenue;

Thence leaving said line, along a new line across the Grantor's tract **North 26° 37' 51" East** a distance of **11.20 feet** to an iron pin set in the Grantor's tract, said iron pin being 37.50 feet left of Station 120+23.50 in said centerline of Cleveland Avenue;

Thence along said new line **South 63° 22' 09" East** a distance of **7.50 feet** to an iron pin set in the westerly right-of-way line of Cleveland Avenue and the Grantor's easterly line, said iron pin being 30.00 feet left of Station 120+23.50 in said centerline of Cleveland Avenue;

Thence along said westerly right-of-way line of Cleveland Avenue, **South 26° 37' 51" West** a distance of **8.02 feet** to the **TRUE POINT OF BEGINNING**, containing 0.002 acres, of which the present road occupies 0.000 acres.

Of the above described tract 0.002 acres, including 0.000 acres of present road occupied, is located in the Auditor's Parcel Number 010-060757-00.

Grantor claims title by Official Record 15493, Page B16, Franklin County Recorder's Office.

The bearings found herein are based on Grid North of the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011) and are for the purpose of defining angular measurements as established by a GPS survey using the ODOT VRS combined with conventional traverse performed by NEAS, Inc.

Monuments referred to as iron pins set are 5/8" x 30" topped by a yellow plastic cap stamped "CMT, P.S. 7357", unless noted otherwise. Right of way monuments called for as set herein shall be set upon completion of the acquisition process.

This description is based on a survey performed for the City of Columbus in November of 2020 by NEAS, Inc. This description was prepared and reviewed on April 07, 2022 by Michael D. Weeks, Registered Surveyor Number 7357.

EXHIBIT A

LPA RX 851 WD

Page 3 of 3
Rev. 06/09

Michael D. Weeks
Professional Surveyor S-7357

Date