

EXHIBIT A

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LPA RX 851 WD

Rev. 06/09

Ver. Date 04/07/22

PID 108642

**PARCEL 11-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, located in Quarter Township 1, Township 1 North, Range 18 West, United States Military District, and being part of a 0.204 acre tract conveyed to Khalifah Ilmi and Zahrah Omar by Instrument Number 200508090160155, 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 a 1" iron pin inside a monument box to be set during construction at the intersection of existing centerline of right-of-way of Agler Road and the existing centerline of right-of-way of Cleveland Avenue, being at station 217+43.00 in said centerline of Cleveland Avenue;

Thence along said centerline of Cleveland Avenue North 3° 49' 29" East a distance of 34.00 feet to a point at Station 217+77.00 in said centerline;

Thence leaving said centerline North 86° 10' 31" West a distance of 30.00 feet to an iron pin set in the Grantor's easterly line and the existing westerly right-of-way line of Cleveland Avenue, also being the westerly line of the balance of the partition of 4 acres west of Harbor Road in the

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name of Jonathan Coe, heir and successor in title of John D. Coe, and, Mary E. Coe, dower, as acquired in Deed Book 346, page 408 and Deed Book 442, page 149, being 30.00 feet left of station 217+77.00 in said centerline, said iron pin being the **TRUE POINT OF BEGINNING** of the parcel herein conveyed;

All stations and offsets are to be referenced to Cleveland Avenue;

Thence leaving said line, along a new line across the Grantor's tract the following two courses:

- 1) **North 86° 10' 31" West** a distance of **4.50 feet** to an iron pin set 34.50 feet left of Station 217+77.00 in said centerline;
- 2) **North 3° 49' 29" East** a distance of **16.69 feet** to an iron pin set in the Grantor's northerly line, said line also being the southerly line of a 0.612 acre tract conveyed to Kenlawn Place Homes LLC, an Ohio limited liability company, as acquired in Instrument Number 202002050018362, said pin being 34.50 feet left of Station 217+93.69 in said centerline;

Thence along said line **South 86° 14' 53" East** a distance of **4.50 feet** to an iron pin set at the Grantor's northeasterly corner and on said existing westerly right-of-way line of Cleveland Avenue, and said Jonathan D. Coe tract, being 30.00 feet left of Station 217+93.70 in said centerline;

Thence along said line **South 3° 49' 29" West** a distance of **16.70 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 Auditor's Parcel Number 010-186467-00.

Grantor claims title by Instrument Number 200508090160155, 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.

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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.

Michael D. Weeks
Professional Surveyor S-7357

Date