

EXHIBIT A

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Ver. Date 06/15/2022

PID 98232

**PARCEL 16-WL
FRA-70-22.85
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (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]

Being a parcel of land lying on the left side of the centerline of right-of-way of Interstate Route 70 as shown on a centerline survey plat set made in 2022 for the Ohio Department of Transportation titled FRA-70-22.85 as recorded in Plat Book ____, Pages ____ of the records of Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 40, Section 23, Township 12 North, Range 21 West of the Refugee Lands, being part of the Dedication of Lake Club Drive, Chatford Drive and Easements Plat, in Plat Book 46, Page 84, all referenced deeds of record being from the Franklin County Recorder's Office and being more particularly described as follows:

Commencing for reference at an aluminum disk in a concrete monument in a monument box (FCGS 4426) at the centerline intersection of Tussing Road, Scarborough Boulevard and Brice Road, being the common corner to said Half Section 40 and Half Sections 41, 44 and 45, located along existing centerline of right-of-way of Brice Road station 260+23.91 (back) and station 0+47.10 (ahead), and existing centerline of right-of-way of Tussing Road and Scarborough Boulevard station 64+76.95;

Thence North 04 °19'14" East along the centerline of Brice Road a distance of 1,951.91 feet to a point, said point being at the intersection of the centerline of Brice Road with the centerline of Interstate Route 70, being in the line common to Half Section 41 and said Half Section 40, located along existing centerline of right-of-way of Interstate Route 70 station 587+05.85 and along existing centerline of right-of-way of Brice Road station 19+99.01;

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Thence North $85^{\circ}38'24''$ West along the centerline of Interstate Route 70 a distance of 2,335.79 feet to a point, said point being on the centerline at station 563+70.06 of the FRA-70-22.85 Right of Way Plat;

Thence North $04^{\circ}21'36''$ East a distance of 152.87 feet to a point on a southerly corner of said Chatford Drive, said point being 152.87 feet left of centerline station 563+70.06 of said Right of Way Plat, said point also being on a northerly line of a 67.56 acre tract conveyed to the State of Ohio in Deed Book 2856, Page 687, said point also being on the southeast corner of an original 5.599 acre tract (2.540 acres remaining per Franklin County Auditor) conveyed to Magellan Property Management LLC, an Ohio limited liability company in Instrument Number 200601180011182, said point also being on a northerly line of the Interstate Route 70 Limited Access Right of Way, and said point also being THE TRUE POINT OF BEGINNING of the tract herein described;

Thence 68.66 feet along the arc of a curve to the right along a southerly line of said Chatford Drive, having a radius of 480.00 feet, a central angle of $08^{\circ}11'44''$, a chord bearing of North $80^{\circ}30'44''$ West and a chord distance of 68.60 feet to an iron pin set on a southerly line of said Chatford Drive, said iron pin being 159.00 feet left of centerline station 563+01.73 of said Right of Way Plat, and said iron pin also being on the east line of said Magellan tract;

Thence South $85^{\circ}38'24''$ East through said Chatford Drive a distance of 1,427.03 feet to an iron pin set, said iron pin being 159.00 feet left of centerline station 577+28.76 of said Right of Way Plat;

Thence 68.02 feet along the arc of a curve to the left through said Chatford Drive having a radius of 2,068.00 feet, a central angle of $01^{\circ}53'04''$, a chord bearing of South $86^{\circ}34'56''$ East and a chord distance of 68.01 feet to an iron pin set on an easterly line of said Chatford Drive, said iron pin being 160.12 feet left of centerline station 577+96.76 of said Right of Way Plat, and said iron pin also being on a westerly line of a 1.780 acre tract conveyed to the State of Ohio in Deed Book 2741, Page 432;

Thence South $04^{\circ}23'31''$ West along an easterly line of said Chatford Drive a distance of 11.12 feet to a point on a southerly corner of said Chatford Drive, said point being 149.00 feet left of centerline station 577+96.76 of said Right of Way Plat, said point also being on a northerly line of a 23.08 acre tract conveyed to the State of Ohio in Deed Book 2734, Page 430, and said point also being on a northerly line of the Interstate Route 70 Limited Access Right of Way;

Thence North $85^{\circ}36'29''$ West along a southerly line of said Chatford Drive a distance of 1,250.48 feet to a point on a southerly corner of said Chatford Drive, said point being 149.70 feet left of centerline station 565+46.28 of said Right of Way Plat, said point also being on a

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northerly corner of said 23.08 acre State of Ohio tract, and said point also being on a northerly line of the Interstate Route 70 Limited Access Right of Way;

Thence North 84°36'36" West along a southerly line of said Chatford Drive a distance of 176.25 feet to THE TRUE POINT OF BEGINNING, containing 0.315 acres more or less and subject to all covenants, easements and restrictions of record.

The above described area contains 0.315 acres of land, more or less, of which the present road occupies 0.315 acres of land, more or less, resulting in a net take of 0.000 acres. A Franklin County Auditor's Permanent Parcel number does not exist for this tract.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected CORS base stations in the National Spatial Reference System. The portion of the centerline of Interstate Route 70, having a bearing of South 85°38'24" East is designated as the "basis of bearings" for this survey.

All iron pins set, where indicated, are 3/4 inch rebar, thirty (30) inches long with a 2-inch aluminum cap placed on the top stamped "ODOT RW, PS NO. 8485, EMHT INC."

Prior Instrument Reference as of the date this survey was prepared: Plat Book 46, Page 84, Franklin County, Ohio.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor No. 8485 in March and April 2018, December 2019 and November 2020.

Jeffrey M Baird

6/15/2022

Jeffrey M. Baird

Date

Professional Surveyor No. 8271

Stone Environmental Engineering & Science, Inc.



PRELIMINARY APPROVAL

Cornell R. Robertson, P.E., P.S.

BY: *rnichols*
06/16/2022



PENDING ORIGINALS

*Submitted via digital format

Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed and dated in blue ink.