EXHIBIT A

LPA RX 851 WD

Rev. 06/09

Ver. Date 2-11-2022

PID 105732

PARCEL 17-WD
FRA-C.R.96-1.71 (CASSADY AVE.)
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, 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 State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of Lot 533 in the C.E. Morris Trustee, ETAL., East Columbus Addition recorded in Plat Book 5, page 364-366 and conveyed to the City of Columbus in Deed Book 1249, page 506. The below described parcel laying on the right side of the centerline of proposed right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at an iron pin set at the northwest corner of Lot 537 in said C.E. Morris Trustee, ETAL., East Columbus Addition, being on the southerly existing right of way for E. 7th Ave. (50' R/W) and the easterly existing right of way for Cassady Ave., said pin being 30.05 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 27+93.63; Thence, along the west line of Lots 533 through 537 and the easterly existing right of way for Cassady Ave., South 09 degrees 35 minutes 04 seconds West, 174.48 feet to the southwest corner of said Lot 533 being the grantor's southwest corner and the northwest corner of Lot 532 a tract conveyed to Seneca Properties, LLC., in Instrument 201511240165886 and being on the easterly existing right of way for Cassady Avenue, said point being 16.76 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 26+18.40 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

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LPA RX 851 WD

Rev. 06/09

1) **Thence,** along the west line of said Lot 533 and the easterly existing right of way for Cassady Avenue, **North 09 degrees 35 minutes 04 seconds East, 35.00 feet** to a point at the northwest corner of said Lot 533 and the southwest corner of Lot 534 also conveyed to Seneca Properties, LLC., said point being 19.70 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 26+53.18;

2) **Thence**, along the north line of said Lot 533 and the south line of said Lot 534, **South 80 degrees 04 minutes 48 seconds East, 15.38 feet** to an iron pin set, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 26+51.79;

3) **Thence**, across said Lot 533, **South 04 degrees 44 minutes 16 seconds West, 26.92 feet** to an iron pin set, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 26+24.87;

4) **Thence**, across said Lot 533 with a curve to the right having a radius of 1215.00, a central angle of 00 degrees 23 minutes 17 seconds, an arc length of 8.23 feet and a chord that bears, **South 04 degrees 55 minutes 54 seconds West, 8.23 feet** to an iron pin set on the south line of said Lot 533 and the north line of said Lot 532, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 26+16.88;

5) **Thence**, along the south line of said Lot 533 and the north line of said Lot 532, **North 80 degrees 03 minutes 09 seconds West, 18.32 feet** to the **TRUE POINT OF BEGINNING,** containing 0.014 acres.

The parcel of land described contains, 0.014 acres, more or less in Franklin County Auditor's Parcel Number 010-072994-00 including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, September, 2020.

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Grantor claim title by Deed Book 1249, page 506, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

STATE OF OHIO
RICHARD F. MATHIAS
S-7798
REGISTERED
PROFESSIONAL SURVEYOR

5-2-22
Date

SPLIT
0.014 ACRES
OUT OF
(010)
72994

DESCRIPTION VERIFIED
CORNELL R. ROBERTSON, P.E., P.S.
BY: FAR
DATE: 5/5/2022

PRELIMINARY APPROVAL
Cornell R. Robertson, P.E., P.S.
BY: rnichols
05/02/2022
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.