

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 04/01/2015

PID 90818

**PARCEL 39-WD
FRA-PARSONS AVENUE SIDEWALKS
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, Franklin County, City of Columbus, Section 15, Township 4 North, Range 22 West of the Congress Lands, and being a 0.114 acre parcel out of a 1.000 acre tract known as Franklin County Auditor's Parcel number 010-111427 conveyed to Deanna Kay Caplinger (AKA Dianna Kay Caplinger) (hereafter referred to as "Grantor") by the instrument filed as Official Record volume 29119, Page I05 (all document references are to the records of Franklin County unless otherwise stated).

Being a parcel of land lying on the right side of the centerline of construction and right of way of Parsons Avenue more particularly described as follows:

COMMENCING FOR REFERENCE at a point at the intersection of the centerline of right of way of Parsons Avenue and the centerline of right of way of Chatterly Lane, the said point being referenced by a 5/8" iron pin found to be South 86 degrees 02 minutes 32 seconds East at a distance of 1.65 feet;

Thence along the said centerline of right of way of Parsons Avenue, South 03 degrees 48 minutes 27 seconds West for a distance of 165.06 feet to a Mag nail set at the Grantor's northwesterly corner, the said Mag nail being at centerline of construction and right of way of Parsons Avenue station 131+72.97 and being the TRUE POINT OF BEGINNING of the parcel herein described.

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Thence along the Grantor's northerly line, South 86 degrees 31 minutes 33 seconds East for a distance of 30.00 feet to a point on the existing southerly right of way line of Cedarwood Road, said point being 30.00 feet right of the centerline of construction and right of way of Parsons Avenue station 131+73.15, said point being referenced by a 5/8" iron pin found to be South 86 degrees 31 minutes 33 seconds East at a distance of 0.48 feet;

Thence crossing through the lands of the Grantor, South 03 degrees 48 minutes 27 seconds West for a distance of 165.03 feet to a 1/2" iron pin found on the Grantor's southerly line and the northerly line of a parcel conveyed to David A. Landis by the instrument filed as Instrument Number 200304140107775, said pin being 30.00 feet right of the centerline of construction and right of way of Parsons Avenue station 130+08.12;

Thence along the Grantor's southerly line and the northerly line of the said David A. Landis parcel, North 86 degrees 31 minutes 33 seconds West for a distance of 30.00 feet to a Mag nail set at the Grantor's southwesterly corner and the northwesterly corner of the said David A. Landis parcel, said Mag nail being at centerline of construction and right of way of Parsons Avenue station 130+07.94;

Thence along the Grantor's westerly line and the said centerline of right of way of Parsons Avenue, North 03 degrees 48 minutes 27 seconds East for distance of 165.03 feet to the TRUE POINT OF BEGINNING, containing 0.114 acres, more or less, of which 0.095 acres are in the present road occupied.

The above described parcel contains 0.114 acres, of which 0.095 acres are contained within the present road occupied, resulting in a net take of 0.019 acres out of Franklin County Auditor's Parcel number 010-111427.

Grantor claims title by the instrument filed as Official Record volume 29119, Page I05 in the records of Franklin County.

This description was prepared by Russell Koenig, Ohio Registered Professional Surveyor number 8358, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2011 through 2014 under his direct supervision.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2007), with ties to Franklin County Engineer Monuments FCGS 0013 and FCGS 5210 having a relative bearing of North 03 degrees 48 minute 27 seconds East.

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The stations referenced herein are from the plans known as FRA-PARSONS AVENUE SIDEWALKS on file with the City of Columbus.

Russell Koenig

Russell Koenig, S-8358

04-06-2015

Date



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Split
0.114 aue
out at
(010)
111427*

