

EXHIBIT A

LPA RX 851 WD

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Ver. Date 04/01/2015

PID 90818

**PARCEL 50-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 0.264 acre parcel out of a 14.789 acre tract known as Franklin County Auditor's Parcel number 010-111420 conveyed to Thomas A. McDowell and Diane A. Hornung (hereafter referred to as "Grantor") by the instrument filed as Official Record volume 31142, page H08 (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 centerlines of right of way of Parsons Avenue and Crowley Road, said point being on the west line of Section 15 and point being referenced by a bent railroad spike found to be North 13 degrees 34 minutes 00 seconds West at 0.04 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 76.55 feet to a Mag nail set at the Grantor's northwesterly corner and the southwesterly corner of a parcel conveyed to Junior G. Kelly and Betty June Obert, Co-Trustees, by the instrument filed as Instrument Number 201106070071577, said Mag nail being at centerline of construction and right of way of Parsons Avenue station 143+86.40 and being the TRUE POINT OF BEGINNING of the parcel herein described.

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Thence along the Grantor's northerly line and the southerly line of the said Junior G. Kelly and Betty June Obert, Co-Trustees parcel, South 86 degrees 06 minutes 22 seconds East for a distance of 30.00 feet to a point being 30.00 feet right of the centerline of construction and right of way of Parsons Avenue station 143+86.35, said point being referenced by a 3/4" bent iron pipe found to be South 60 degrees 45 minutes 50 seconds East at a distance of 0.30 feet;

Thence crossing through the lands of the Grantor, South 03 degrees 48 minutes 27 seconds West for a distance of 383.29 feet to a point on the Grantor's southerly line and the existing northerly right of way line of Ashwood Road, the said pipe being 30.00 feet right of the centerline of construction and right of way of Parsons Avenue station 140+03.07, said point being referenced by a 3/4" bent iron pipe found to be South 28 degrees 52 minutes 04 seconds East at a distance of 0.36 feet;

Thence along the Grantor's southerly line and the said existing northerly right of way line of Ashwood Road, North 86 degrees 40 minutes 14 seconds West for a distance of 30.00 feet to a Mag nail set at the Grantor's southwesterly corner and on the said centerline of right of way of Parsons Avenue, the said Mag nail being at centerline of construction and right of way of Parsons Avenue station 140+02.82;

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 a distance of 383.58 feet to the TRUE POINT OF BEGINNING, containing 0.264 acres, more or less, of which 0.220 acres are in the present road occupied.

The above described parcel contains 0.264 acres, of which 0.220 acres are contained within the present road occupied, resulting in a net take of 0.044 acres out of Franklin County Auditor's Parcel number 010-111420.

Grantor claims title by the instrument filed as Official Record volume 31142, page H08 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
0.264 am
out of
(010)
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