## RIGHT OF WAY PARCEL PARCEL 57-WD 0.0052 ACRE TRACT (228.0 S.F.) EXHIBIT "A"

Situate in the City of Columbus, County of Franklin, State of Ohio, Virginia Military Survey No. 971, being part of Lot No. 176 of Westland Addition Extension Subdivision as recorded in Plat Book 18, Page 40 and conveyed to DMZ Holding Co., LLC by deed recorded in Instrument No. 201005210063200 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Franklin County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

**BEGINNING** at a drill hole set at the southwest corner of said Lot No. 176, being at the intersection of the north right of way line of Mound Street (50' public right of way, originally dedicated as Dartmoor Road, see City of Columbus Ordinance No. 238-42) with the east right of way line of Wayne Avenue (50' public right of way);

thence along the west line of said Lot No. 176 and the east right of way line of said Wayne Avenue, North thirteen degrees five minutes three seconds East (N13°05'03"E) for eight and 54/100 feet (8.54') to an iron pin set;

thence leaving said lines across said Lot. 176 for the following five (5) courses:

- 1. South seventy-seven degrees zero minutes twenty-seven seconds East (S77°00'27"E) for ten and 64/100 feet (10.64') to a Mag nail set;
- 2. South twelve degrees fifty-nine minutes thirty-three seconds West (S12°59'33"W) for two and 08/100 feet (2.08') to a Mag nail set;
- 3. South seventy-five degrees fifty-six minutes forty seconds East (\$75°56'40"E) for seven and 13/100 feet (7.13') to a Mag nail set;
- 4. South eighty degrees fourteen minutes twenty-eight seconds East (S80°14'28"E) for seventeen and 16/100 feet (17.16') to a Mag nail set;
- 5. South eighty-four degrees thirty-five minutes fifty-seven seconds East (S84°35'57"E) for four and 90/100 feet (4.90') to a Mag nail set on the east line of said Lot No. 176 and the west line of Lot No. 177 of Westland Addition Extension Subdivision as recorded in Plat Book 18, Page 40 and conveyed to Kevin Blevins, Nicholas J. Blevins, and James Robert Blevins, Jr. by deed recorded in Instrument No. 201310230179264.;

thence along said lines, South thirteen degrees five minutes three seconds West (\$13°05'03"W) for three and 15/100 feet (3.15') to a drill hole set at the southeast corner of said Lot No. 176 and the southwest corner of said Lot No. 177, being on the north right of way line of said Mound Street;

thence along the south line of said Lot No. 176 and the north right of way of said Mound Street, on a curve to the right with a radius of one hundred sixty-two and 30/100 feet (162.30') for an arc distance of forty and 16/100 feet (40.16') {chord bearing North eighty-three degrees fifty-three minutes forty-nine seconds West (N83°53'49"W) for forty and 5/100 feet (40.05'), delta angle of said curve being fourteen degrees ten minutes thirty-two seconds (14°10'32")} to the **POINT OF BEGINNING**, containing 0.0052 acres (228.0 S.F.), more or less, subject however to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT INC", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Said bearings originated from said coordinate system by GPS observations and observations of Franklin County Survey Monuments 5/14 and COC 1-83. The portion of the centerline of Mound Street stretching west to east from Binns Boulevard to Ogden Avenue, having a bearing of S81°45′59″E, is designated the "Basis of Bearing" for this description.

This description was prepared under the direction of Cody Schneider, Ohio Registered Surveyor No. 8670, of Woolpert Inc., and is based on a field survey performed during February and March, 2013, as well as February, 2016.

Cody Schneider, PS
Ohio Registered Surveyor No. 8670

Date