

## **EXHIBIT A**

LPA RX 851 WD

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Ver. Date 09/12/2016

PID 95549

**PARCEL 5-WD  
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY  
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, DELAWARE 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).

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**[Surveyor's description of the premises follows]**

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Situated in the City of Columbus, County of Delaware, and State of Ohio, being in Farm Lots 18 & 19, Quarter Township 4, Township 3 North, Range 18 West of the United States Military District, and being a part of that 1.477 acre tract conveyed to N.P. Limited Partnership, an Ohio Limited Liability Partnership, by Deed Volume 604, Page 59, all references being to the Delaware County Recorder's Office, Delaware County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the south side of the centerline of existing right-of-way of Polaris Parkway, as shown and delineated upon the centerline plat with the right-of-way plans designated as Arterial Street Rehabilitation – Polaris Parkway prepared for the City of Columbus, Department of Public Services, by Carpenter Marty Transportation Inc., as recorded in Official Record Volume 1450, Page 927 (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at a point of tangency in said centerline, said pin being Station 169+55.73 in said centerline;

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Thence along said centerline with a curve to the right having a radius of 1,762.95 feet, a central angle of  $7^{\circ} 23' 18''$ , an arc length of 227.33 feet, a chord bearing South  $49^{\circ} 52' 16''$  West, and a chord distance of 227.17 feet to Station 167+28.40 in said centerline;

Thence South  $36^{\circ} 26' 06''$  East a distance of 50.00 feet to the existing southerly right-of-way line of said Polaris Parkway, said point being 50.00 feet right of Station 167+28.40 in said centerline, said point also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

Thence along said southerly line, also being the Grantor's easterly line, South  $16^{\circ} 32' 42''$  East a distance of 21.25 feet to an iron pin set in the proposed southerly right-of-way line of said Polaris Parkway, said pin being 70.00 feet right of Station 167+21.44 in said centerline;

Thence along said southerly line the following two courses:

- 1) With a curve to the right having a radius of 1832.95 feet, a central angle of  $6^{\circ} 42' 34''$ , an arc length of 214.64 feet, a chord bearing South  $57^{\circ} 08' 45''$  West, and a chord distance of 214.52 feet to an iron pin set 70.00 feet right of Station 165+15.00 in said centerline;
- 2) South  $47^{\circ} 39' 59''$  West a distance of 42.88 feet to an iron pin set in the proposed easterly right-of-way line of Orion Place, said pin being 80.00 feet right of Station 164+75.00 in said centerline;

Thence along said easterly line the following three courses:

- 1) South  $9^{\circ} 45' 51''$  East a distance of 48.55 feet to an iron pin set 65.00 feet left of Station 1+25.00 in the centerline of said Orion Place;

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- 2) South  $25^{\circ} 45' 43''$  East a distance of 87.81 feet to an iron pin set 65.00 feet left of Station 2+12.81 in said centerline;
- 3) With a curve to the right having a radius of 965.00 feet, a central angle of  $4^{\circ} 24' 24''$ , an arc length of 74.22 feet, a chord bearing South  $23^{\circ} 33' 31''$  East, and a chord distance of 74.20 feet to an iron pin set in the Grantor's southerly line, said pin being 65.00 feet left of Station 2+82.03 in said centerline;

Thence along said southerly line South  $87^{\circ} 04' 13''$  West a distance of 11.07 feet to a 1" iron pipe found in the existing easterly right-of-way line of said Orion Place, said pipe being 54.50 feet left of Station 2+78.73 in said centerline;

Thence along said easterly line the following three courses:

- 1) With a curve to the left having a radius of 954.50 feet, a central angle of  $4^{\circ} 11' 47''$ , an arc length of 69.91 feet, a chord bearing North  $23^{\circ} 39' 49''$  West, and a chord distance of 69.89 feet to point 54.50 feet left of Station 2+12.81 in said centerline;
- 2) North  $25^{\circ} 45' 43''$  West a distance of 129.98 feet to a point 54.50 feet left of Station 0+82.83 in said centerline (passing a 1" iron pipe found with a yellow cap stamped "RD ZANDE" at a distance of 113.77 feet);
- 3) With a curve to the right having a radius of 35.00 feet, a central angle of  $87^{\circ} 13' 14''$ , an arc length of 53.28 feet, a chord bearing North  $17^{\circ} 51' 00''$  East, and a chord distance of 48.28 feet to a point in the existing southerly right-of-way line of said Polaris Parkway, said point being 50.00 feet right of Station 164+85.42 in the centerline of said Polaris Parkway;

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Thence along said southerly line with a curve to the left having a radius of 1812.95 feet, a central angle of  $7^{\circ} 53' 48''$ , an arc length of 249.87 feet, a chord bearing North  $57^{\circ} 30' 49''$  East, and a chord distance of 249.67 feet to the TRUE POINT OF BEGINNING, containing 0.191 acres, of which the present road occupies 0.000 acres.

The above described tract is located in Auditor's Parcel Number 318-443-02-008-004.

Grantor claims title by Deed Volume 604, Page 59, Delaware County Recorder's Office.

This description is based on a survey performed for the City of Columbus in June of 2015 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on June 30, 2016 by Kevin P. Carpenter, Registered Surveyor Number 8124.

The bearings found herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Bearings shown hereon are based on true north observed by Carpenter Marty Transportation, using a Leica GNSS Viva CS15/GS15 receiver. Based on this the bearing of Interstate 71 is North  $3^{\circ} 32' 22''$  East.

Monuments referred to as iron pins set are  $\frac{3}{4}''$  x 30'' topped by a 2'' diameter aluminum cap stamped "CITY OF COLUMBUS R/W, P.S. 8124". Right of way monuments called for as set herein shall be set upon completion of the acquisition process.