

EXHIBIT A

RX 250 WD

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Rev. 06/09

Ver. Date 05/01/17

PID 99420

**PARCEL 6-WD1
FRA-CR505-2.65
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

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, County of Franklin, City of Columbus, and being a part of Virginia Military Survey 422, being part of a 0.329 acre parcel conveyed to **COLUMBUS CHECK CASHERS, INC.** by Instrument Number 200306270196226, and being more particularly described below:

Being a parcel of land lying right of the Centerline of Right of Way of FRA-CR505-2.65 made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Volume ___, Page ___ of the records of Franklin County, and being located within the following described boundary points in the boundary thereof:

Commencing at a monument box found at a point of intersection of the Centerline of Construction and Right of Way of US Route 62, also known as State Route 3, also known as Harrisburg Pike and as Central Avenue, said monument box being PI Station 10+15.49 of the Centerline of Construction and Right of Way of US Route 62;

1) **Thence South 30 degrees 44 minutes 45 seconds West**, along the Centerline of Construction and Right of Way of US Route 62, a distance of **79.92 feet** to Station 9+35.57 of the Centerline of Construction and Right of Way of US Route 62;

2) **Thence South 59 degrees 15 minutes 15 seconds East**, perpendicular to the Centerline of Construction and Right of Way of US Route 62, a distance of **47.11 feet** to a point on the existing easterly right of way line of US Route 62 as acquired by Official Record 20130E15, said line also being the westerly line of the Grantor, said point being 47.11 feet right of Station 9+35.57 of the Centerline of Construction and Right of Way of US Route 62, said point marking the **Principle Point of Beginning** for the parcel described herein;

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- 1) **Thence South 56 degrees 58 minutes 15 seconds East**, along said existing easterly Right of Way line of US Route 62, said line also being the westerly line of the Grantor, a distance of **5.00 feet** to a railroad spike set 52.11 feet right of Station 9+35.37 of the Centerline of Construction and Right of Way of US Route 62;
- 2) **Thence South 30 degrees 57 minutes 03 seconds West**, a distance of **30.37 feet** to a railroad spike set 52.00 feet right of Station 9+05.00 of Centerline of Construction and Right of Way of US Route 62
- 3) **Thence South 43 degrees 11 minutes 45 seconds West**, a distance of **6.96 feet** to a railroad spike set on the southerly line of the Grantor, said spike also being the northwest corner of a 0.060 acre parcel conveyed to Timbercreek Center Partners and Davis Center Land Partners by Instrument Number 200411220266747, said spike also being on the existing easterly Right of Way line of US Route 62 as acquired by Official Record Volume 23957B20, said spike being 50.50 feet right of Station 8+98.20 of Centerline of Construction and Right of Way of US Route 62;
- 4) **Thence North 88 degrees 32 minutes 55 seconds West**, along the southerly line of the Grantor, said line also being the existing easterly Right of Way line of US Route 62, a distance of **3.86 feet** to the southwest corner of the Grantor, said corner also being the easterly Right of Way line of US Route 62, said corner being 47.13 feet right of Station 8+96.31 of Centerline of Construction and Right of Way of US Route 62
- 5) **Thence North 30 degrees 39 minutes 24 seconds East**, along the westerly line of the Grantor, said line also being said existing easterly Right of Way line of US Route 62, a distance of **35.83 feet** to 47.08 feet right of Station 9+32.14 of Centerline of Construction and Right of Way of US Route 62;
- 6) Thence along the westerly line of the Grantor, said line also being said existing easterly Right of Way line of US Route 62, with a curve to the right having a radius of 143.50 feet, a delta of 01 degrees 21 minutes 56 seconds, and an arc length of 3.42 feet, said curve has a chord which bears **North 31 degrees 20 minutes 32 seconds East and a length of 3.42 feet** to the **Principle Point of Beginning** and enclosing a total area of **0.004 acres**, more or less of which the present road occupies 0.000 acres, resulting in a net take area of 0.004 acres;

The above described area is all within Franklin County Permanent Parcel Number 010-126627-00.

The railroad spikes set are 3" Mag spikes.

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The basis of bearings were established by GPS observations and observations of selected stations in the Ohio Department of Transportation virtual reference system (VRS). The portion of the centerline of County Road 505 (Mound Street) having a bearing of north 70° 49' 04" east from station 30+00.00 to station 34+99.86 and monumented as shown heron, is designated the "basis of bearing" for this plan.

The Stations referred to herein are from the Centerline of Construction and Right of Way of US Route 62, also known as State Route 3, also known as Central Avenue and Harrisburg Pike as found on Right of Way Plan FRA-CR505-2.65.

This description was prepared and reviewed under the supervision of Steven J. Scheid, Jr., P.S. 8294 of **Mead & Hunt** on May 1, 2017 from a survey made in August 2015.

Steven J. Scheid, Jr., P.S.
Professional Surveyor 8294
May 1, 2017