

EXHIBIT A

RX 250 WD

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Ver. Date 05/01/17

PID 99420

**PARCEL 7-WD
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, being a part of Virginia Military Survey 1393, being part of lot 359 of the Hamilton Place Addition Plat Book 5, Page 127, being part of a 0.070 acre parcel conveyed to **O G HOLDINGS LTD**, by Instrument Number 200707310133199, and being more particularly described below:

Being a parcel of land lying left 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 North 08 degrees 44 minutes 26 seconds West**, along the Centerline of Construction and Right of Way of US Route 62, a distance of **82.34 feet** to Station 10+97.83 of the Centerline of Construction and Right of Way of US Route 62;

2) **Thence North 81 degrees 15 minutes 34 seconds East**, perpendicular to the Centerline of Construction and Right of Way of US Route 62, a distance of **30.00 feet** to a railroad spike set on the existing easterly Right of Way line of US Route 62 as acquired by Official Record 18130E14, said line also being the westerly line of the Grantor, said spike being 30.00 feet right of Station 10+97.83 of the Centerline of Construction and Right of Way of US Route 62, said spike also being 85.51 feet left of Station 30+47.49 of the Centerline of Construction and Right

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of Way of County Route 505, also known as Mound Street, said spike marking the **Principle Point of Beginning** for the parcel described herein;

- 1) **Thence North 81 degrees 15 minutes 34 seconds East**, perpendicular to the Centerline of Construction and Right of Way of US Route 62, a distance of **5.00 feet** to a railroad spike set 35.00 feet right of Station 10+97.83 of the Centerline of Construction and Right of Way of US Route 62;
- 2) **Thence South 48 degrees 49 minutes 08 seconds East**, a distance of **23.30 feet** to a railroad spike set 50.00 feet right of Station 10+80.00 of the Centerline of Construction and Right of Way of US Route 62, said spike also being 64.35 feet left of Station 30+63.93 of the Centerline of Construction and Right of Way of County Route 505;
- 3) **Thence South 70 degrees 52 minutes 30 seconds East**, a distance of **25.57 feet** to a railroad spike set 48.50 feet left of Station 30+84.00 of the Centerline of Construction and Right of Way of County Route 505;
- 4) **Thence North 70 degrees 49 minutes 04 seconds East**, parallel to of the Centerline of Construction and Right of Way of County Route 505, a distance of **5.13 feet** to a railroad spike set on the easterly line of the Grantor, said line also being the westerly line of a 0.630 acre parcel conveyed to Evans Carpet Junkyard, Inc. by Instrument Number 200407300177541, said spike being 48.50 feet left of Station 30+89.13 of the Centerline of Construction and Right of Way of County Route 505;
- 5) **Thence South 19 degrees 23 minutes 57 seconds East**, along the easterly line of the Grantor, said line also being the westerly line of said parcel conveyed to Evans Carpet Junkyard, Inc., a distance of **5.00 feet** to a railroad spike set on the southeasterly corner of the Grantor, said corner also being the southwesterly corner of said parcel conveyed to Evans Carpet Junkyard, Inc., said corner also being on the existing northerly Right of Way line of County Route 505 as acquired by Official Record 18130E14, said spike being 43.50 feet left of Station 30+89.15 of the Centerline of Construction and Right of Way of County Route 505;
- 6) Thence along the southwest line of the Grantor, said line also being said existing northeast Right of Way line of County Route 505 and US Route 62, with a curve to the right having a radius of 41.50 feet, a delta of 90 degrees 55 minutes 03 seconds, and an arc length of 65.85 feet, said curve has a chord which bears **North 63 degrees 56 minutes 28 seconds West and a length of 59.16 feet** to the **Principle Point of Beginning** and enclosing a total area of **0.011 acres**, more or less of which the present road occupies 0.000 acres, resulting in a net take area of 0.011 acres;

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The above described area is all within Franklin County Permanent Parcel Number 010-013574-00.

The railroad spikes set are 3" Mag spikes.

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 and the Centerline of Construction and Right of Way of County Route 505, also known as Mound Street, 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