

EXHIBIT A

RX 250 WD

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Rev. 06/09

Ver. Date 02/07/2018

PID 99828

**PARCEL 12-WD
FRA-ALUM CREEK TRAIL
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, located in the Quarter Township 3, Township 1, Range 17 of the United States Military District, being part of Lot 4 of the Kensington Subdivision as shown Plat Book 10 page 34, a portion of the original Johnstown Road right of way as vacated by the City of Columbus in Ordinance No. 351-80 and within a 2.674 acre tract as described in a deed to Lutheran Social Services of Central Ohio in O.R. 28299 I-13 (All records are on file at the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

Commencing at a 1 inch iron pipe found at the northwesterly corner of Lot 13 of the Resubdivision of Part of Kensington Subdivision as shown in Plat Book 34 page 92, being the intersection of the southerly right of way of Kenilworth Road (50' R/W) and the easterly right of way of Parkview Boulevard (80' R/W);

Thence North 85° 37' 44" West, crossing the right of way radial to the curve of Parkview Boulevard, for a distance of 80.00 feet to the westerly right of way of Parkview and the easterly line of said Lot 4 and said 2.674 acre tract;

Thence following the westerly right of way of Parkview and the easterly line of said 2.674 acre tract along the arc of a curve to the right, having a radius of 761.28 feet, a delta of 02° 35' 41", a chord bearing of North 05° 40' 06" East, a chord distance of 34.47 feet, for an arc length of 34.48 feet to an iron pin set at the **True Place of Beginning** of the parcel herein described;

Thence passing through said 2.674 acre tract for the following four (4) courses and distances;

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1. Along the arc of a curve to the right, having a radius of 50.07 feet, a delta of $17^{\circ} 47' 31''$, a chord bearing of North $77^{\circ} 37' 27''$ West, a chord distance of 15.49 feet, for an arc length of 15.55 feet to an iron pin set;

2. North $68^{\circ} 43' 23''$ West, for a distance of 5.33 feet to an iron pin set;

3. Along the arc of a curve to the left, having a radius of 84.00 feet, a delta of $47^{\circ} 25' 19''$, a chord bearing of South $87^{\circ} 33' 57''$ West, a chord distance of 67.56 feet, for an arc length of 69.52 feet to an iron pin set;

4. North $30^{\circ} 59' 44''$ West, for a distance of 63.80 feet to an iron pin set on the northwesterly line of said 2.674 acre tract and being on the original centerline of Johnstown Road vacated by City of Columbus Ordinance No. 351-80 dated 2-25-1980;

Thence North $59^{\circ} 00' 16''$ East, following the centerline of vacated Johnstown Road and the northwesterly line of said 2.674 acre tract, for a distance of 146.91 feet to an iron pin set at the terminus of the existing right of way of Johnstown Road;

Thence South $30^{\circ} 59' 44''$ East, crossing the right of way of Johnstown Road, for a distance of 30.00 feet to an iron pin set at the northerly corner of said Lot 4 and being the intersection of the westerly right of way of Parkview Boulevard and the southerly right of way of Johnstown Road;

Thence following the westerly right of way of Parkview Boulevard along the arc of a curve to the left, having a radius of 761.28 feet, a delta of $08^{\circ} 12' 49''$, a chord bearing of South $11^{\circ} 04' 20''$ West, a chord distance of 109.04 feet, for an arc length of 109.13 feet to the **True Place of Beginning**, and containing 10,944 square feet or 0.251 acres of land, more or less, within Franklin County Auditor Parcel No. 010-126779, of which Present Road Occupied is 0.000 acres of land.

All iron pin set are 5/8" x 30" rebar with a 'MS CONS. INC.' identifying cap.

The bearings for this description are based on Ohio State Plane, South Zone and referenced to the North American Datum of 1983 (2011) determined by GPS Observations between Franklin County Control Monuments "COC 48-82" and "COC 37-82" as being North $83^{\circ} 48' 51''$ West.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.