

EXHIBIT A

RX 251 WDV

Page 1 of 3

Rev. 05/09

Ver. Date 01/08/2019

PID 77371

PARCEL 16-WDV FRA-71-17.14

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, FRANKLIN 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).

[Surveyor's description of the premises follows]

Situate in the State of Ohio, County of Franklin, City of Columbus and being located in Section 16, Half Section 26, Township 5, Range 22 of the Refugee Lands and being all of Lot Number 20 and part of Lot Number 19 as described in Morgan and Gill's Subdivision of Outlots No. 68 and 69 and recorded in Plat Book 1, Page 22, and part of a 10 foot alley shown on said subdivision and vacated by City of Columbus Ordinance 225-50 dated May 9, 1950. Being a parcel of land lying on the Right side of proposed Elijah Pierce Avenue. All stations and offsets are based on the Right-of-Way plans prepared by Burgess & Niple for the Ohio Department of Transportation as shown on the centerline plat for FRA-71-17.14, as recorded in Plat Book 126, Page 50 of the Franklin County Recorder's Office. Being all the lands conveyed to the Grantor "CITY OF COLUMBUS, OHIO a municipal corporation" (hereafter referred to as Grantor) as described in Official Record 02941, Page J01 also of the Franklin County Recorder's Office and being more particularly described as follows:

COMMENCING at the Southeast corner of existing intersection of Right-of-Ways as originally platted (40' Right-of-Way) for the South Right-of-Way line of Oak Street (existing Right-of-Way width varies, also, platted centerline of R/W not centered in current City of Columbus controlled Right-of-Way) and the East Right-of-Way line of Grape Alley, a 20 foot Right-of-Way as dedicated by Plat Book 1, Page 22, also being the Northwest corner of Lot 18 at 38.66 feet Right of the centerline station 314+21.57 of Elijah Pierce Avenue, also at 20.00 feet Right of the existing centerline station 23+08.55 of Oak Street

THENCE with the platted East line of said Grape Alley, the West line of Lot 18 and 19, also being the West line of a 0.152 acre tract conveyed to C & W Investment Company, LLC as described in Instrument No. 20038080251441, also being the West line of a 0.002 acre strip of

EXHIBIT A

RX 251 WDV

Page 2 of 3

Rev. 05/09

land conveyed to the City of Columbus as recorded in Official Record 2940 C04 and Official Record 3958 G09, **South 08° 14' 39" East** for a distance of **62.14 feet** to an **Iron Pin Set** at the northwest corner of said Grantor's lands at 40.50 feet Right of the centerline station 313+59.46 of Elijah Pierce Avenue and **THE TRUE POINT OF BEGINNING** of the herein described parcel;

THENCE with the North line of said Grantor's lands and the South line of said City of Columbus' lands and the South line of said C & W Investment Company's lands, **North 81° 39' 06" East** for a distance of **110.23 feet** to the northeast corner of the Grantor's lands, the Southeast corner of said C & W Investment Company's lands, and also being on the westerly Right of Way line of Parsons Avenue originally created as East Public Lane, 49.5 feet wide, as dedicated in Deed Book F, Page 332, destroyed by fire, replatted in Plat Book 3, Page 347, also represented in Plat Book 14, Page 27 at 150.67 feet Right of the centerline of Elijah Pierce Avenue at Station 313+62.92;

THENCE with the westerly line of said Parsons Avenue and the Grantor's East line, **South 03° 30' 29" West** for a distance of **70.53 feet** to a **Mag Nail Set** at the Grantor's southeast corner and the northeast corner of lands conveyed to C & W Investment Company, LLC as described in Instrument No. 200308080251444 at 138.35 feet Right of the centerline of Elijah Pierce Avenue at Station 312+93.47;

THENCE with the northerly line of said C & W Investment Company's lands, the Grantor's southerly line, and continuing to along the northerly line of a tract of lands conveyed to E. T. Paul Co., Inc. as described in Deed Book 2575, Page 493, **South 81° 45' 21" West** for a distance of **95.86 feet** to the East line of Grape Alley at 42.53 feet Right of the centerline of Elijah Pierce Avenue at station 312+90.64;

THENCE with the East line of Grape Alley and the West line of Lots 20 and 19, **North 08° 14' 39" West** for a distance of **68.85 feet BACK TO THE TRUE POINT OF BEGINNING**.

The above-described parcel contains 0.163 acres (as calculated by survey), including 0.000 acres in the present road occupied (PRO), lying within Franklin County Auditors parcel numbers 010-011436.

The basis of bearings in the above described parcel are based on Grid North as resolved by GPS observations taken from Franklin County Engineer Monuments: "Frank 134" and "Frank 143" with a bearing of North 39° 51' 21" East, based on datum: Ohio State Plane South, NAD83(86 adjustment) and are for the determination of angles only. All distances recited are ground distances.

EXHIBIT A

RX 251 WDV

Page 3 of 3

Rev. 05/09

All iron pins described as set are 3/4" x 30" rebar with a 2" aluminum cap stamped "City of Columbus R/W, PS No. 7664, Burgess & Niple" and shall be placed upon notification from the City of Columbus or the Ohio Department of Transportation at the completion of construction.

This description was prepared under the direct supervision of Michael D. Jones, P.S., Ohio License No. 8459 and is based on field surveys performed by Burgess and Niple, Inc. in May, 2010 and upon base mapping provided by the Ohio Department of Transportation in 2010 by the Office of Aerial Engineering, ODOT.



Burgess and Niple, Inc.

Michael D. Jones

1/11/2019

Michael D. Jones, PS
Ohio Reg. No. 8459

Date

*All of
(010)
11436*

