

EXHIBIT A

LPA RX 851 WD

Page 1 of 3

Rev. 06/09

Ver. Date 11/06/2019

PID 98557

**PARCEL 35-WD
FRA-CR03-12.96
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]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Virginia Military Survey No. 1484, and being part of the 1.247 acre tract conveyed to **Austin Place, LLC** (Grantor) in Instrument Number 201709180129985, the below described parcel laying on the left side of Fisher Road as shown in the centerline of FRA-CR03-12.96, as recorded in Plat Book 125, Page 1, and being described as follows:

Being a parcel of land lying north of and adjacent to the north existing right-of-way line of Fisher Road, as described in the Ohio Department of Transportation Right-of-Way plan FRA-70-03.41 (Dated 8/15/1967), and more particularly described as follows:

Commencing at the intersection of the centerline of existing right-of-way of Hilliard & Rome Road station 84+89.70 and the centerline of existing right-of-way of Fisher Road station 25+00.00, also being the south line of V.M.S. #7065, also being the centerline of existing right-of-way of Feder Road station 178+38.90, also being the south line of V.M.S. #7065, said point being North 86 degrees 14 minutes 38 seconds West, a distance of 700.00 feet from centerline station 32+00.00 of Fisher Road, and the south line of V.M.S. #7065, as designated by a monument at station 31+99.98, 0.05 left;

Thence South 86 degrees 14 minutes 38 seconds East, along the centerline of existing right-of-way of Fisher Road, and the south line of V.M.S. #7065, a distance of 1069.98 feet, passing the centerline of right-of-way of Hilliard & Rome Road East, also passing the southeast corner of V.M.S. #7065, at 1005.73 feet, to a point, being at centerline station 35+69.98;

EXHIBIT A

Page 2 of 3

LPA RX 851 WD

Rev. 06/09

Thence North 03 degrees 45 minutes 22 seconds East leaving said centerline, a perpendicular distance of 50.00 feet to a point on the intersection of the existing north right-of-way line for Fisher Road and the east right-of-way line for Hilliard & Rome Road East, being 50.00 feet left of Fisher Road centerline of right-of-way station 35+69.98, and being the **Point of Beginning** for the herein described parcel;

Thence North 16 degrees 33 minutes 35 seconds West, a distance of 48.00 feet along said east right-of-way line to a point on the east existing right of way for Hilliard Rome Road as dedicated in road record 7, page 167, being 95.01 feet left of said centerline of Fisher Road right-of-way station 35+53.32;

Thence North 13 degrees 57 minutes 45 seconds East, a distance of 12.35 feet to a pin set, being 107.17 feet left of said centerline of right-of-way station 35+55.51;

Thence South 22 degrees 22 minutes 15 seconds East, a distance of 39.04 feet to a pin set, being 72.11 feet left of said centerline of right-of-way station 35+72.70;

Thence South 87 degrees 22 minutes 21 seconds East, a distance of 227.95 feet to a pin set, being 70.00 feet left of said centerline of right-of-way station 38+08.15;

Thence North 85 degrees 59 minutes 45 seconds East, a distance of 77.13 feet to a pin set on the east line of said 1.247 acre tract, being 69.00 feet left of said centerline of right-of-way station 38+91.35;

Thence South 13 degrees 57 minutes 45 seconds West, a distance of 11.79 feet along said east property line to a pin set on said north right-of-way of Fisher Road, being 58.00 feet left of said centerline of right-of-way station 38+86.81;

Thence South 79 degrees 15 minutes 05 seconds West, a distance of 74.72 feet along said north right-of-way of Fisher Road to a point, being 50.00 feet left of said centerline of right-of-way station 38+08.04;

Thence North 87 degrees 53 minutes 40 seconds West, a distance of 232.71 feet continuing along said north right-of-way to the **Point of Beginning**.

Containing the entire parcel 0.147 acres, more or less. Consisting of 0.000 acres of Present Roadway Occupied.

All references herein are to records in the Recorder's Office, Franklin County, Ohio.

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Rev. 06/09

The basis of bearings for this description are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983(NSRS 2011), as established using GPS observations processed against the Ohio CORS network, with the centerline of right of way for Feder Road at Hilliard & Rome Road being South 86 degrees 14 minutes 38 seconds East, and are used to denote angles only.

All pins set are 5/8 inch rebar, 30 inches long, with a plastic cap stamped "2LMN, INC."

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Hilliard & Rome Road as shown upon the right of way plan FRA-CR03-12.96 IMPROVEMENTS OF HILLIARD & ROME ROAD on file with the City of Columbus, Ohio.

This description was prepared under the direction of Richard F. Mathias, Registered Professional Surveyor Number 7798, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by 2LMN, Inc., and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as FRA-CR03-12.96 IMPROVEMENTS OF HILLIARD & ROME ROAD.

Richard F. Mathias Date
Registered Professional Surveyor No. 7798