

EXHIBIT A

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RX 250 WD

Rev. 06/09

Ver. Date 2/5/21

PID -----

**PARCEL 13-WD
CIP# 531034-100000 IMPROVEMENTS OF SULLIVANT AVENUE
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]

Situate in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey Number 2668, being part of Lot 324 of the Belleaire Extension Addition of record in Plat Book 7, Page 236, as conveyed to the Central Ohio Community Improvement Corporation in Instrument Number 201702240026245, all references to Recorder's Office, Franklin County, Ohio and being more particularly bounded as follows:

Being a parcel of land lying on the left side of the centerline of right-of-way and construction of Sullivant Avenue made by E.P. Ferris & Associates, Inc., and being located within the following described points in the boundary thereof:

COMMENCING at a 3/8" by 8" mag spike with a 1" diameter head, with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" set, being in the centerline of Sullivant Avenue (60'), being said Sullivant Avenue centerline Station 186+27.41;

Thence along said centerline, South 76 degrees 37 minutes 57 seconds West, 6,131.22 feet to a point, being said Sullivant Avenue centerline Station 124+96.19;

Thence across said Sullivant Avenue right-of-way, North 13 degrees 22 minutes 03 seconds West, 30.00 feet to an iron pin set, said iron pin set being on the northwesterly right-of-way line of said Sullivant Avenue, and being on the southeasterly line of said Lot 324, said iron pin set being 30.00 feet left of said Sullivant Avenue centerline Station 124+96.19, and being the **TRUE POINT OF BEGINNING** of the parcel herein intended to be described;

Thence across said Lot 324, North 02 degrees 54 minutes 24 seconds West, 15.00 feet to an iron pin set, said iron pin set being 44.75 feet left of said Sullivant Avenue centerline Station 124+98.91;

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Thence continuing across said Lot 324, North 87 degrees 05 minutes 36 seconds East, 3.00 feet to a 3/8" by 8" mag spike with a 1" diameter head, with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" set, being on the easterly line of said Lot 324 and also being on the westerly line of an 8-foot alley as delineated in the Arlington Subdivision of record in Plat Book 4, Page 284, said mag spike set being 44.21 feet left of said Sullivant Avenue centerline Station 125+01.86;

Thence along the easterly line of said Lot 324 and along the westerly right-of-way line of said 8-foot alley, South 02 degrees 54 minutes 24 seconds East, 14.45 feet to a 3/8" by 8" mag spike with a 1" diameter head, with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" set, being on the southeasterly corner of said Lot 324 and being on the intersection of the northwesterly right-of-way line of said Sullivant Avenue and the westerly right-of-way line of said 8-foot alley, said mag spike set being 30.00 feet left of said Sullivant Avenue centerline Station 124+99.24;

Thence along the southeasterly line of said Lot 324 and along the northwesterly right-of-way line of said Sullivant Avenue, South 76 degrees 37 minutes 57 seconds West, 3.05 feet to an iron pin set, said iron pin set being the **POINT OF TRUE BEGINNING**;

Subject to all legal rights-of-way, easements, and restrictions, if any, of previous record.

The above described parcel contains 0.001 acres, of which 0.001 acres are contained within Franklin County Auditor's Parcel 010-057174, of which 0.000 acres are in the present road occupied, resulting in a net take of 0.001 acres from Parcel Number 010-057174.

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, (NAD 83, 2011 Adjustment). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations of selected stations in the Ohio Departments of Transportation Virtual Reference Station network. The portion of the centerline of right-of-way of Sullivant Avenue having a bearing of North 76 degrees 37 minutes 57 seconds East, designated "basis of bearing".

All monuments found are in good condition unless otherwise noted.

The stationing referenced herein is based on an arbitrary station where the centerline of Sullivant Avenue intersects with the centerline of South Ogden Avenue, being Station 104+84.61.

Iron pins set are 5/8" x 30" rebar with yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" on top.

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Mag spikes set are 3/8" x 8" spikes with a 1" diameter head with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" on top.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, and is based on field surveys conducted by E.P. Ferris and Associates, Inc. in January 2021 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.



Matthew Lee Sloat, PS 8342

Date