

EXHIBIT A

1 of 2

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PARCEL	21-P
PROJECT	CIP# 531034-100000
Version Date	09/04/18

PARCEL 21-P CIP# 531034-100000 IMPROVEMENTS OF SULLIVANT AVENUE PERMANENT EASEMENT

Situate in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey Number 2668, being part of Lot 3 and Lot 4 of Henry Butler's Columbus Ohio High Ridge Addition as recorded in Plat Book 10, Page 181, as conveyed to John S. Simpson in Instrument Number 200308150258961, all references to Recorder's Office, Franklin County, Ohio and being more particularly bounded as follows:

Being a parcel of land lying on the right 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, 4,133.42 feet to a point, being said Sullivant Avenue centerline Station 144+93.99;

Thence across said Sullivant Avenue right-of-way, South 13 degrees 22 minutes 03 seconds East, 30.00 feet to a 5/8" x 30" rebar with a yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" set, being the northeasterly corner of said Lot 4 and being the northwesterly corner of Lot 5 of said Henry Butler's Columbus Ohio High Ridge Addition, as conveyed to Goldie R. Messer in Deed Book 3781, Page 639 and Certificate of Transfer in Franklin County Probate Court Case No. 481231, being on the southeasterly right-of-way line of said Sullivant Avenue, said rebar set being 30.00 feet right of said Sullivant Avenue centerline Station 144+93.99, and being the **TRUE POINT OF BEGINNING** of the parcel herein intended to be described;

Thence along the northeasterly line of said Lot 4 and along the southwesterly line of said Lot 5, South 12 degrees 56 minutes 25 seconds East, 3.00 feet to a 5/8" x 30" rebar with a yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" set, said rebar set being 33.00 feet right of said Sullivant Avenue centerline Station 144+93.97;

Thence across said Lot 4 and said Lot 3, South 76 degrees 37 minutes 58 seconds West, 70.72 feet to a 5/8" x 30" rebar with a yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" set, being on the southwesterly line of said Lot 3 and being on the northeasterly line of Lot 2 of said Henry Butler's Columbus Ohio High Ridge Addition, as conveyed to Jeffrey S. Grashel, Sr. and Laura A. Grashel in Instrument Number 201304300070783, said rebar set being 33.00 feet right of said Sullivant Avenue centerline Station 144+23.25;

Thence along the southwesterly line of said Lot 3 and along the northeasterly line of said Lot 4, North 12 degrees 56 minutes 25 seconds West, 3.00 feet to a 5/8" x 30" rebar with a yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" set, being on the northwesterly corner of said Lot 3 and on the

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2 of 2

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northeasterly corner of said Lot 2, being on the southeasterly right-of-way line of said Sullivant Avenue, said rebar set being 30.00 feet right of said Sullivant Avenue centerline Station 144+23.27;

Thence along the northwesterly line of said Lot 3 and said Lot 4, along the southeasterly right-of-way line of said Sullivant Avenue, North 76 degrees 37 minutes 57 seconds East, 70.72 feet to 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 0.005 acres, of which 0.005 acres are contained within Franklin County Auditor's Parcel 010-006373, of which 0.000 acres are in the present road occupied, resulting in a net take of 0.005 acres from Parcel Number 010-006373.

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.

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

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.

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.

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 December 2020 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.



Matthew Lee Sloat, PS 8342

Date