

EXHIBIT A

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Ver. Date 12/23/20

PID -----

**PARCEL 24-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 1 of M.L. Sullivant's Land of record in Plat Book 11, Page 21, being part of Lot 6, Lot 9, Lot 10, Lot 11 and a vacated portion of Doren Avenue of A.J. Ryan's Subdivision (Destroyed by fire) of record in Plat Book 2, Page 41, and being part of a 24 acre tract as conveyed to the State of Ohio in Deed Book 103, Page 174 and being part of a 22 acre tract as conveyed to the State of Ohio in Deed Book 103, Page 178, 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 on the intersection of the centerline of Ryan Avenue with Sullivant Avenue (60') centerline, being the southeasterly corner of said 22 acre tract, also being on the northeasterly corner of a tract conveyed to Devin Frazee in Instrument Number 201903110027316, said mag spike set being said Sullivant Avenue centerline Station 186+27.41 and Ryan Avenue centerline Station 300+00, and being the **TRUE POINT OF BEGINNING** of the parcel herein intended to be described;

Thence along the centerline of said Sullivant Avenue, along the southeasterly lines of said Lot 6, Lot 9, Lot 10, and Lot 11 of said A.J. Ryan's Subdivision, along the southeasterly lines of said 22 acre and said 24 acre tract, along the northwesterly lines of said tract conveyed to Devin Frazee, along the northwesterly line of a tract conveyed to Derek Carter in Instrument Number 200504220075318, along the northwesterly line of a tract as conveyed to RF Properties, LLC in Instrument Number 201209060131325, along the northwesterly line of a tract conveyed to

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Arnold L. Baker in Instrument Number 201810050136076, along the northwesterly line of a tract conveyed to Jane Mercer in Deed Book 293, Page 567, and along the northwesterly line of a tract conveyed to Bruce P. Morgan in Official Record Volume 18425, Page C20, South 76 degrees 37 minutes 57 seconds West, 2,139.82 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 the southwesterly corner of said 24 acre tract, said mag spike set being said Sullivant Avenue centerline Station 164+87.59;

Thence across said Sullivant Avenue right-of-way, along the westerly line of said 24 acre tract, North 04 degrees 04 minutes 36 seconds West, 30.40 feet to an iron pin set, being on the northwesterly right-of-way line of said Sullivant Avenue, also being on the southeasterly corner of Lot 16 of Buckingham Heights of record in Plat Book 14, Page 4, as conveyed to Hill-Wiedemann, LCC in Instrument Number 200107060154017, said iron pin being 30.00 feet left of said Sullivant Avenue centerline Station 164+92.50;

Thence along the northwesterly right-of-way line of said Sullivant Avenue, across said 24 acre and said 22 acre tract, across said Lot 6, Lot 9, Lot 10, Lot 11, and said vacated Doren Avenue of said A.J. Ryan's Subdivision, North 76 degrees 37 minutes 57 seconds East, 2,137.41 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 22 acre tract, also being on the centerline of right-of-way of Ryan Avenue, said mag spike set being 30.00 feet left of said Sullivant Avenue centerline Station 186+29.91 and said Ryan Avenue centerline Station 300+30.10;

Thence along the centerline of said Ryan Avenue, along the easterly line of said 22 acre tract, across said Sullivant Avenue right-of-way, South 08 degrees 36 minutes 55 seconds East, 30.10 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 intersection of the centerline of said Ryan Avenue with said Sullivant Avenue centerline, being the southeasterly corner of said 22 acre tract, also being on the northeasterly corner of said tract conveyed to Devin Frazee, and being the **TRUE POINT OF BEGINNING**;

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

The above described parcel contains 1.473 acres, of which 1.473 acres are contained within Franklin County Auditor's Parcel Number 010-066929, of which 1.473 acres in the present road occupied, resulting in a net take of 0.000 acres from Parcel Number 010-066929.

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

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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".

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.

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



Matthew Lee Sloat, PS 8342

Date