

EXHIBIT "A"

Situated in the County of Franklin, in the State of Ohio, and in the Township of Perry, Washington Township School District and bounded and described as follows:

Being in Section Three (3), Township Two (2), Range Nineteen (19) U.S. Military Lands and more particularly described as follows:

Being a part of a twelve (12) acre tract of land conveyed to David E. and Hazel L. McIntyre as recorded in D.B. 1671, page 115, Recorder's Office, Franklin County, Ohio, and more particularly described as follows:

Being Parcel No. 2 of an unrecorded survey made by C.F. Bowers and A.J. Friemoth, Registered Surveyors, dated April 1953, and more particularly described as follows:

Beginning at an iron pin which is S. 85° 30' E. 102.5 feet from a point in the center of the Worthington-Dublin Road, said point is the south west corner of the 12-acre tract of land mentioned above; thence N. 4° 30' E, 293.19 feet to an iron pin; thence S. 85° 30' E, 130 feet to a stake in the center line of the 60 ft. roadway easement passing an iron pin at 100 ft. thence S. 4° 30' W. 293.19 feet to an iron pin; thence 85° 30' W. 130 ft. to the place of beginning containing 0.874 acres of land more or less.

Together with the benefit of and subject to the burden of an easement for roadway purposes in and through a private driveway, sixty ft. (60') in width running in a northerly direction from O.S. Route #161 (Dublin-Worthington Road) through the approximate center of said twelve (12) acre tract as described in D.B. 1671, page 115, Recorder's Office, Franklin County, Ohio, of which Parcel Two (2) is a part as shown on the unrecorded survey made by C.F. Bowers and A.J. Friemoth, Registered Surveyors, dated April, 1953. Said roadway consists of thirty (30') feet off the east end of Parcels #5, 6, 10, 12, 14, 16, 18, and 20; and thirty (30') ft. off the west end of Parcels #7, 8, 9, 11, 13, 15, 17 and 19; and thirty (30') ft. off the west side of Parcel #3, and thirty (30') ft. off the east side of Parcel #2.

The Grantees assume the obligation of paying their pro-rata share, the same equalling one-eighteenth (1/18) of the cost of maintenance and repair of said roadway. The Grantors reserve herein the right to dedicate said private roadway to the Public upon the acceptance of same by the County Commissioners of Franklin County, Ohio.

Exception: Dedication of David Road being .1843 acres



0-69
ALL OF
97
(215)

0-69-A
215
ALL OF 197
JWG
6/11/87

EXCEPTING THEREFROM THE FOLLOWING:

ATTACHMENT A
PARCEL NO. 34WV

Being a parcel of land lying on the left side of the centerline of a survey, made for the Ohio Department of Transportation and recorded in Plat Book , Page , the records of Franklin County and being located within the following described points in the boundary thereof:

Situate in the State of Ohio, County of Franklin, City of Dublin and being a part of Quarter Township 3, Township 2 North, Range 19 West, United States Military Lands, and being a 0.159 acre portion of 0.6897 acre tract as conveyed to Pierce S.L. Enterprises, LTD., by deed of record in Official Record 33968F01, Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

Commencing at a point of reference at the intersection of the centerline of said S.R.161 with the centerline of David Road, said point being at station 48+47.70;

Thence North 86 degrees 41 minutes 19 seconds West, a distance of 0.03 feet, along the centerline of said S.R.161 to a point (S.R.161 Station 48+47.67), said point being the southeasterly corner of the said 0.6897 acre tract, said point being the southwesterly corner of a 0.6897 acre tract (Parcel 1) as conveyed to James M. Harkness and Lois N. Harkness by deed of record in Deed Book 1875, Page 276, Recorder's Office, Franklin County, Ohio, and said point being the True Point of Beginning of the herein described tract of land;

Thence North 86 degrees 41 minutes 19 seconds West, a distance of 129.81 feet, along the southerly line of the said 0.6897 acre tract, and also continuing along the centerline of said S.R.161 to a point (S.R.161 Station 47+17.86), said point being the southwesterly corner of the said 0.6897 acre tract, and said point being also the southeasterly corner of a 0.689 acre tract as conveyed to Donnabelle Scott, Trustee by deed of record in Official Record 18003B10, Recorder's Office, Franklin County, Ohio;

Thence North 02 degrees 32 minutes 53 seconds East, a distance of 60.50 feet, along the westerly line of the said 0.6897 acre tract, and also along the easterly line of the said 0.689 acre tract to a point (S.R.161 Station 47+17.05, 60.50 feet left);

Thence crossing the said 0.6897 acre tract by the following described two (2) courses:

1. South 86 degrees 41 minutes 19 seconds East, a distance of 74.47 feet to a point of curvature (S.R.161 Station 47+91.52, 60.50 feet left);

2. Along the arc of a curve to the left, said curve having a radius of 25.00 feet, a delta angle of 90 degrees 45 minutes 48 seconds, the chord of said curve that bears North 47 degrees 55 minutes 47 seconds East, 35.59 feet to a point of tangency, (S.R.161 Station 48+16.52, 85.83 feet left), said point being in the easterly line of the said 0.6897 acre tract, and said point being also in the westerly right-of-way line of said David Road;

Thence along a easterly line of the said 0.6897 acre tract, and also along the westerly right-of-way line of said David Road by the following described two (2) courses:

1. South 02 degrees 32 minutes 53 seconds West, a distance of 30.49 feet to a point of curvature

(S.R. 161 Station 48+16.92, 55.34 feet left);

2. Along the arc of a curve to the right, said curve having a radius of 25.00 feet, a delta angle of 90 degrees 45 minutes 48 seconds, the chord of said curve that bears South 47 degrees 55 minutes 47 seconds West, 35.59 feet to a point of tangency, (S.R. 161 Station 47+91.93, 30.00 feet left), said point being in a southerly line of the said 0.6897 acre tract, and said point being also in the northerly right-of-way line of said S.R. 161;

Thence South 86 degrees 41 minutes 19 seconds East, a distance of 55.34 feet, along a southerly line of the said 0.6897 acre tract, and also along the northerly right-of-way line of said S.R. 161 to a point, (S.R. 161 Station 48+47.27, 30.00 feet left), said point being a southeasterly corner of the said 0.6897 acre tract, and said point being also a southwesterly corner of the said 0.6897 acre tract (Parcel 1);

Thence South 02 degrees 32 minutes 53 seconds West, a distance of 30.00 feet, along the easterly line of the said 0.6897 acre tract, and also along the westerly line of the said 0.6897 acre tract (Parcel 1) to the True Point of Beginning, containing 0.159 acres, more or less, subject to all easements, restrictions, and rights-of-way of record.

"Bearings were transferred by a field traverse originating on Franklin County Control Monuments "FRANK 73" and "FRANK 173", and are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983."

It is understood the above contains a total of 0.159 of an acre, more or less including the present road which occupies 0.089 of an acre, more or less.

The above described area contains 0.159 acre take from Auditor's Parcel No. 273-8305 and is carried on the Tax Map as 0.6897 acres.

This description is based on a survey of S.R. 161, made by Woolpert, Columbus, Ohio, for the State of Ohio in 1999 under the direction and supervision of Steven W. Newell, Ohio Registered Surveyor No. 7212.

Said stations being the Station numbers as stipulated in the hereinbefore mentioned survey and as shown by plans on file in the Department of Transportation, Columbus, Ohio.

Grantor claims title by instrument(s) of record in O.R. 33968F01, Recorder's Office, Franklin County, Ohio.

O-69-A
0.159 Ac.
SPLIT
OUT OF
(273)
8305

