

EXHIBIT A

RX 252 WL

Page 1 of 4

Rev. 06/09

Ver. Date 07/02/2025

PID 96808

**PARCEL 40-WL
FAI/LIC-IR 70-0.00/0.00**

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
INCLUDING LIMITATION OF ACCESS**

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (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 Fairfield, City of Reynoldsburg, being located in Half Section 34, Township 16, Range 20, Refugee Lands, and being located in Section 20 of the former Congress Lands East of the Scioto River, being a part of that **23.641 acre** tract of land described as **Parcel I, Tract I** in a deed to **Creekside Acquisition Columbus Associates II, LLC**, of record in **Official Record 1745, Page 4507**, all records referenced herein are on file at the Office of the Recorder for Fairfield County, Ohio, unless otherwise noted, being a parcel on the left side of the centerline of right-of-way for Interstate Route 70, and being a parcel on the left side of the proposed centerline of right-of-way for Taylor Road, both said centerlines as delineated on the centerline plat for FAI/LIC-IR 70-0.00/0.00, all stationing herein is referenced to said centerline plat, said parcel being further bounded and described as follows:

Commencing for reference at an aluminum disk found in a concrete monument, designated as Franklin County Geodetic Survey monument number FCGS 2219, said disk being at the common corner of said Fairfield County, Franklin County and Licking County, being at the common corner of said Half Section 34, Half Section 33, Half Section 28 and Half Section 27, Township 16, Range 20, Refugee Lands, being at the north Quarter Section corner of said Section 20, and being at the south Quarter Section corner of Section 17 of the former Congress Lands East of the Scioto River, said disk being 1,525.17 feet left of Interstate Route 70 centerline of right-of-way station 88+80.85 and being 2,741.25 feet left of proposed Taylor Road centerline of right-of-way station 50+81.86;

Thence **South 86 degrees 08 minutes 42 seconds East**, along the common line between said Fairfield County and said Licking County, along the common line between said Half Section 34 and said Half Section 27, and along the common line between said Section 20 and said Section 17, a distance of **2,678.16 feet** to a MAG spike set at the northeast corner of said Half Section 34, being the northwest corner of Half Section 35, Township 16, Range 20, Refugee Lands, being the northeast corner of said

EXHIBIT A

Page 2 of 4

RX 252 WL

Rev. 06/09

Section 20, being the northwest corner of Section 21 of the former Congress Lands East of the Scioto River, being the northeast corner of that 0.206 acre right-of-way parcel described in a deed to City of Reynoldsburg, Ohio, of record in Official Record 1121, Page 670, being the northwest corner of that 4.041 acre tract of land described in a deed to Ignacio Carreon Alvarez and Rosario Martinez Gonzalez, of record in Instrument Number 202500003344, being on the historic centerline of right-of-way for Taylor Road (R/W width varies), being on the south line of Half Section 26, Township 16, Range 20, Refugee Lands, being on the south line of Section 16 of the former Congress Lands East of the Scioto River, and being on the south line of that 9.60 acre tract of land described in deeds to M. Elizabeth Gill and Jennifer T. Sauter, Successor Co-Trustees of the Roberta A. Gill Trust Dated July 7, 1999, of record in Instrument Number 200005160015386 and Instrument Number 202405150008174, on file at the Office of the Recorder for Licking County, Ohio, said MAG nail being 111.62 feet left of Taylor Road proposed centerline of right-of-way station 46+74.76;

Thence **South 03 degrees 49 minutes 05 seconds West**, along the historic centerline of right-of-way for said Taylor Road, along the common line between said Half Section 34 and said Half Section 35, along the common line between said Section 20 and said Section 21, along the east line of said 0.206 right-of-way parcel, and along the west line of said 4.041 acre tract, a distance of **294.80 feet** to a railroad spike found at the southeast corner of said 0.206 acre right-of-way parcel, being the northeast corner of that 0.173 acre standard highway easement described as Parcel No. 316 in a deed to Board of County Commissioners of Fairfield County, Ohio, of record in Deed Book 476, Page 467, and being the northeast corner of the remainder of that 80 acre tract described in a deed to George A. Page Jr. and Violet L. Page, of record in Deed Book 223, Page 34, said railroad spike being 123.53 feet left of Taylor Road proposed centerline of right-of-way station 43+62.11 and being 274.97 feet left of Interstate Route 70 centerline of right-of-way station 112+67.78;

Thence **South 72 degrees 30 minutes 49 seconds West**, across Taylor Road, along the south line of said 0.206 acre right-of-way parcel, along the north line of said Parcel No. 316, and along the north line of the remainder of said Page tract, a distance of **32.20 feet** to a 3/4" iron pipe found with a cap inscribed "EMH&T" at an angle point in the existing west right-of-way line for said Taylor Road, being the southwest corner of said 0.206 acre right-of-way parcel, and being a southeast corner of said Parcel I, Tract I, said iron pipe being 274.98 feet left of Interstate Route 70 centerline of right-of-way station 112+35.58. and being 153.57 feet left of Taylor Road proposed centerline of right-of-way station 43+50.50, and said iron pipe being the **TRUE POINT OF BEGINNING** for this description;

Thence **South 72 degrees 30 minutes 49 seconds West**, along the existing west right-of-way line for said Taylor Road, continuing along the north line of said Parcel No. 316, continuing along the north line of the remainder of said Page tract, and along a south line of said Parcel I, Tract I, a distance of **54.17 feet** to a 3/4" iron pipe found at an angle point in the existing west right-of-way line for said Taylor Road, being the northwest corner of said Parcel No. 316, being a southeast corner of said Parcel I, Tract I, and being the northwest corner of the remainder of said Page tract, said iron pipe being

EXHIBIT A

RX 252 WL

Page 3 of 4

Rev. 06/09

275.00 feet left of Interstate Route 70 centerline of right-of-way station 111+81.41, and being 204.09 feet left of Taylor Road proposed centerline of right-of-way station 43+30.95;

Thence **South 17 degrees 32 minutes 40 seconds East**, continuing along the existing west right-of-way line for said Taylor Road, along the west line of said Parcel No. 316, along a southeast line of said Parcel I, Tract I, and along the west line of the remainder of said Page tract, a distance of **118.88 feet** to the intersection of the existing west right-of-way line for said Taylor Road and the existing north limited access right-of-way line for Interstate Route 70 (R/W width varies), as originally delineated on the centerline plat for FAI-70-0.00/LIC-70-0.00 (1965), of record in Plat Book 9, Page 25, being the southwest corner of said Parcel No. 316, being a southeast corner of said Parcel I, Tract I, being the southwest corner of the remainder of said Page tract, and being on a north line of that 19.37 acre limited access right-of-way parcel described as Parcel No. 316-WL in a deed to State of Ohio, of record in Deed Book 357, Page 683 (reference a 3/4" iron pipe found at a bearing of South 17 degrees 22 minutes 56 seconds East and distant 0.01 feet), said corner being 156.12 feet left of Interstate Route 70 centerline of right-of-way station 111+81.48, and being 161.08 feet left of Taylor Road proposed centerline of right-of-way station 42+20.12;

Thence **South 76 degrees 46 minutes 53 seconds West**, along the existing north limited access right-of-way line for said Interstate Route 70, along a south line of said Parcel I, Tract I, and along the north line of said Parcel No. 316-WL, a distance of **185.58 feet** to a 3/4-inch iron pipe found at a south corner of said Parcel I, Tract I, being a north corner of said Parcel No. 316-WL, said iron pipe being 170.00 feet left of Interstate Route centerline of right-of-way station 109+96.42;

Thence **South 72 degrees 29 minutes 31 seconds West**, continuing along the existing north limited access right-of-way line for said Interstate Route 70, continuing along a south line of said Parcel I, Tract I, and continuing along the north line of said Parcel No. 316-WL, a distance of **296.42 feet** to an iron pin set, said iron pin being 170.00 feet left of Interstate Route 70 centerline of right-of-way station 107+00.00;

Thence across said Parcel I, Tract I, along the following five (5) described courses:

1. **North 54 degrees 44 minutes 50 seconds East**, a distance of **262.49 feet** to an iron pin set, said iron pin being 250.00 feet left of Interstate Route 70 centerline of right-of-way station 109+50.00;
2. **North 59 degrees 37 minutes 01 seconds East**, a distance of **179.51 feet** to an iron pin set, said iron pin being 290.00 feet left of Interstate Route 70 centerline of right-of-way station 111+25.00;
3. **North 72 degrees 29 minutes 31 seconds East**, a distance of **94.97 feet** to an iron pin set, said iron pin being 290.00 feet left of Interstate Route 70 centerline of right-of-way station 112+19.97 and being 173.54 feet left of Taylor Road proposed centerline of right-of-way station 43+58.87;

EXHIBIT A

RX 252 WL

- 4. **North 03 degrees 49 minutes 05 seconds East**, a distance of **141.13 feet** to an iron pin set, said iron pin being 173.16 feet left of Taylor Road proposed centerline of right-of-way station 45+00.00;
- 5. **North 27 degrees 55 minutes 07 seconds East**, a distance of **48.98 feet** to an iron pin set on the existing west right-of-way line for Taylor Road, being on the west line of said 0.206 acre right-of-way parcel, and being on the east line of said Parcel I, Tract I, said iron pin being 152.50 feet left of Taylor Road proposed centerline of right-of-way station 45+50.00;

Thence **South 03 degrees 49 minutes 05 seconds West**, along the existing west right-of-way line for Taylor Road, along the east line of said Parcel I, Tract I, and along the west line of said 0.206 acre right-of-way parcel, a distance of **194.16 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above described limited access right-of-way parcel contains a total area of **0.909 acres** (0.000 acres located within present road occupied), all of which are located within Fairfield County Auditor's parcel number 045-03793.10.

Bearings described hereon based on the bearing of South 86 degrees 08 minutes 42 seconds East for the common line between Half Section 27 and Half Section 34, Township 16, Range 20, Refugee Lands, being the common line between Section 17 and Section 20 of the former Congress Lands East of the Scioto River, and being a common line between Fairfield County and Licking County, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GNSS survey and a NGS OPUS solution.

Where referenced, iron pins set are 5/8-inch diameter by 30-inch long rebar with a cap inscribed "ASI FIRM 1648".

This description was prepared under the direct supervision of Michael J. Ward, Registered Professional Surveyor No. 8808, on July 2, 2025, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Michael J. Ward
Registered Professional Surveyor No. 8808



7/14/25

Date

LEGAL DESCRIPTION AND PLAT
MEETS MINIMUM STANDARDS FOR
BOUNDARY SURVEYS.
FAIRFIELD COUNTY ENGINEER

BY AK DATE 7/21/25

DESCRIPTION REVIEWED AND APPROVED
FOR TRANSFER ONLY, FAIRFIELD COUNTY
AUDITOR/ENGINEER TAX MAPS.

BY SAK DATE 07/22/25

PAI/LIC-IR 70-0.00/0.00