

EXHIBIT "A"

0.598 ACRES
PART OF LOT 120, JOHN B. DENUNE'S AMENDED
4TH AND 5TH ADDITION TO EAST LINDEN

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Lot 120 of John B. Denune's Amended Fourth and Fifth Addition to East Linden, of record in Plat Book 12, page 18, as described in a deed to Clearview Property Management, of record in Instrument Number 201011050148963, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at a concrete monument known as FCGS 5147, located at the intersection of the centerline of right-of-way of Perdue Avenue (50' wide) and Denune Avenue (60' wide), thence South 3°21'54" West, along said centerline of right-of-way of Perdue Avenue, a distance of 609.88 feet to a concrete monument known as FCGS 5148; thence South 3°27'06" West, continuing along said centerline of right-of-way of Perdue Avenue, a distance of 4.95 feet to a point on the centerline of right-of-way of Aberdeen Avenue (50' wide); thence South 86°08'58" East, along said centerline of right-of-way of Aberdeen Avenue, a distance of 154.80 feet to a point; thence North 3°51'02" East, crossing through Aberdeen Avenue, a distance of 25.00 feet to an iron pin set on the northerly right-of-way line of Aberdeen Avenue and the southerly line of said Lot 120, being the **TRUE POINT OF BEGINNING** of the tract herein described.

Thence **North 3°21'54" East**, crossing through said Lot 120 along the same division line described in a deed to Elias E. Denune Jr., of record in Deed Book 1553, page 609 and said Clearview Property Management lands, a distance of **173.36 feet** to an iron pin set;

Thence **South 86°18'50" East**, continuing through said Lot 120 and said Clearview Property Management lands, 7 feet south of and parallel to the northerly line of said Lot 120, a distance of **150.00 feet** to an iron pin set on the westerly right-of-way line of a 15' alley and the easterly line of said Lot 120;

Thence **South 3°21'54" West**, along said westerly right-of-way line of a 15' alley and the easterly line of said Lot 120, a distance of **173.79 feet** to an iron pin set on said northerly right-of-way line of Aberdeen Avenue and the southeasterly corner of said Lot 120;

Thence **North 86°08'58" West** along said northerly right-of-way line of Aberdeen Avenue and the southerly line of Lot 120, a distance of **150.01 feet** to the **TRUE POINT OF BEGINNING**, containing 0.598 acres, more or less.

All iron pins set are 5/8" rebar, 30 inches long, with a cap inscribed "STADT 8723".

Bearings herein are referenced to State Plane Grid, Ohio South Zone (NAD83, 2011 Adjustment), per an Ohio RTN survey and an observed bearing of South 3°21'54" West between Franklin County Monuments 5147 and 5148.

This description was prepared by Westerville Land Surveying, LLC, and based on an actual field survey performed in September, 2022.

All of:
(190)
003680

by Timothy P. Stadt
Timothy P. Stadt
Registered Surveyor No. 8723

