

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL TWO:

Description

For: J.H. Baller

Being all of Lot 428, except 1,360 feet off of the entire South side of Lot 428 of the Miller, Joyce, Gray and Oltzra Subdivision as the same is numbered and delineated upon the recorded plat thereof in Plat Book 4, pages 5 - 8 Recorder's Office, Franklin County, Ohio (formerly incorrectly referred to as Plat Book 4, pages 252 and 253 in deed referenced 200207120170965 as granted by James A. Karnes, Sheriff of Franklin County, Ohio) and presently owned by R.V. Eddy Trust and said parcel is more particularly described as follows:

Beginning, for, reference, at an iron pin set marking the NE corner of Lot 427 and the SW corner of Lot 428 and being in the East W/W line of St. Clair Ave;

thence N 71° 00' 00" E 1,360 feet, with the westerly line of Lot 428 and the East R/W line of St. Clair Ave., to an iron pin set marking the principal place of beginning of the parcel to be described;

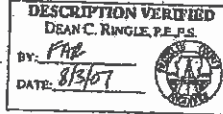
thence continuing N 14° 00' 00" E 32.00 feet, with the westerly line of Lot 428 and the East R/W line of St. Clair Ave., to an iron pin set at the NW corner of Lot 428;

thence S 79° 00' 00" E 164.00 feet, with the lot line common to Lots 428 and 429, to an iron pin set at the SE corner of Lot 428 and also being in the West R/W line of the 20 foot alley;

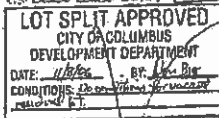
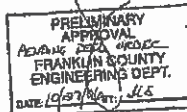
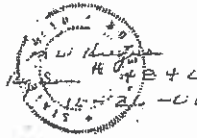
thence N 74° 00' 00" W 32.00 feet, with the easterly line of Lot 428 and the West R/W line of the 20 foot wide alley, to an iron pin set;

thence N 79° 00' 00" W 164.00 feet, parallel to the common lot line of Lots 427 and 428, to the iron pin marking the principal place of beginning of the said parcel and containing 5248 square feet or 0.120477 acres more or less. Said iron pin being in the East R/W line of St. Clair Ave.;

- Notes
- Bearing N 79° 00' 00" W established with the use of a transit on a pipe on the North line of Lot 427;
  - This description represents the minimum standards as per code chapter 4753-57;
  - Yellow caps per M.V. Huges' name have a 1" long stem and being 1" diameter at the top and one-half inch at the end of the stem;
  - Iron pins are 30" long by 1" diameter heavy wall pipe;
  - This description prepared from an actual field survey by M.V. Huges - Reg. Eng. # 4042 on 9-1-06.



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(010)  
28346

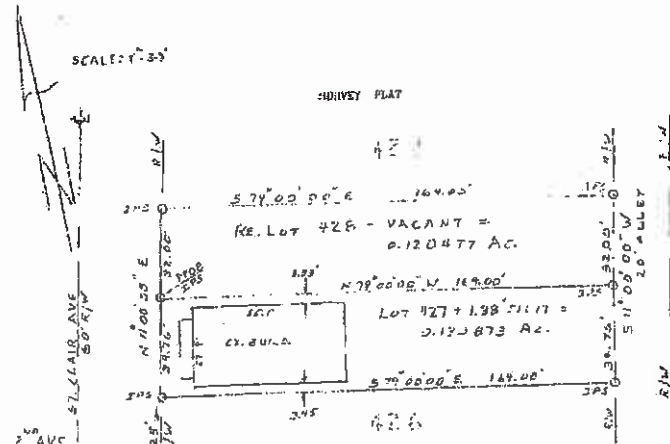


CH  
Split  
32' E & W  
LINE  
OF #120  
(010)  
3834



EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL TWO CONTINUED:



Being all of Lot 428 except 1.380 feet off of the entire South side of Lot 428, said remaining Lot 428 is 0.120477 acres and being out of the Miller, Joyce, Gray and Others Subdivision as the same is numbered and delineated upon the recorded plat thereof in Plat 4, pages 5-7, Recorder's Office, Franklin Co., Ohio (formerly incorrectly referred to as P.S. 7, pages 212 & 213 in book referenced 200207120170365 as granted by James A. Karnon, Sheriff of Franklin County, Ohio and presently owned by B.W. Sully Trust.

- Surveyed for: B.W. Sully Trust, by K.W. Hugus - Reg. Sur. # 4042 9-1-01
- Notes
1. Bearing N 77° 00' 00" W established by use of a transit compass on the north line of Lot 427;
  2. This plat represents the minimum standards as per code chapter 4733 - 37;
  3. Yellow caps on 1" dia. by 30" long iron pins set per K.W. Hugus' notes;
  4. This plat prepared from an actual field survey by K.W. Hugus - Reg. Sur. # 4042.



U.S. 06320-00000-00109

**LOT SPLIT APPROVED**  
CITY OF COLUMBUS  
DEVELOPMENT DEPARTMENT

DATE 6/16/14 BY Donna

CONDITIONS: No restrictions for use of parcel or lot features for zoning or other purposes unless approved by the city.

Approved by 6/16/14