

**EXHIBIT 'A'**

123320-TTA

**LEGAL DESCRIPTION**

Situated in the of , County of Franklin, State of Ohio, and is described as follows:

**PARCEL ONE:**

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 1, Township 1, Range 17, United States Military Lands, being part of the 4.09 Acre tract conveyed to Annabelle James by deed of record in Deed Book 2039, Page 480, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at a set railroad spike in the centerline of Stygler Road at the northeast corner of said 4.09 Acre tract, southeast corner of High Meadows of Gahanna Section 1, as same is delineated upon the recorded plat thereof, of record in Plat Book 65, Page 94, said Recorder's Office, and being North 04 degrees 26 minutes 50 seconds East, 1,832.33 feet from the southeast corner of an original 88.65 Acre tract (Deed Book 1142, Page 583, said Recorder's Office);

Thence, along part of the east line of said 4.09 Acre tract and said centerline of Stygler Road, South 04 degrees 26 minutes 50 seconds West, 80.00 feet to a set railroad spike and the TRUE POINT OF BEGINNING OF THIS DESCRIPTION:

Thence, continuing along said line, south 04 degrees 26 minutes 50 seconds, West, 163.12 feet to a set railroad spike at the southeast corner of said 4.09 Acre tract and the northeast corner of the Wilma B. Williamson 3 Acre tract (Deed Book 3742, Page 570, said Recorder's Office);

Thence, along part of the south line of said 4.09 Acre tract and part of the north line of said 3 Acre tract, North 85 degrees 32 minutes 46 seconds West, 204.35 feet to a set iron pipe (passing a set iron pipe at 40.00 feet);

Thence, across said 4.09 Acre tract, parallel with said centerline of Stygler Road, North 04 degrees 26 minutes 50 seconds East, 156.65 feet to a set iron pipe;

Thence, across said 4.09 Acre tract, parallel with the north line of said 4.09 Acre tract, South 87 degrees 21 minutes 32 seconds East, 204.45 feet to the place of beginning (passing a set iron pipe at 164.45 feet) CONTAINING 0.750 ACRES, and subject to a perpetual easement and right-of-way granted to the City of Gahanna as shown in Official Record Volume 8266 J18, said Recorder's Office.

**PARCEL TWO:**

Situated in the State of Ohio, County of Franklin, City of Gahanna, in Quarter Township 1, Township 1, Range 17, United States Military Lands, being part of the 4.09 Acre tract conveyed to Annabelle James by deed of record in Deed Book 2039, Page 480, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a set railroad spike in the centerline of Stygler Road at the northeast corner of said 4.09 Acre tract, southeast corner of High Meadows of Gahanna Section 1, as same is delineated upon the recorded plat thereof, of record in Plat Book 65, Page 94, said Recorder's Office, and being North 04 degrees 26 minutes 50 seconds East, 1,832.33 feet from the southeast corner of an original 88.65 Acre tract (Deed Book 1142, Page 583, said Recorder's Office);

Thence, along part of the east line of said 4.09 Acre tract and said centerline of Stygler Road, South 04 degrees 26 minutes 50 seconds West, 80.00 feet to a set railroad spike;

Thence, across said 4.09 Acre tract and parallel with the north line of said 4.09 Acre tract, North 87 degrees 21 minutes 32 seconds West, 204.45 feet to a set iron pipe passing a set iron pipe at 40.00 feet;

4.581 acres of residentially zoned land  
4185 Stygler Road, Gahanna, Ohio

Thence, across said 4.09 Acre tract, parallel with said centerline, of Stygler Road, South 04 degrees 26 minutes 30 seconds West, 156.65 feet to a set iron pipe in the south line of said 4.09 Acre tract and the north line of the Wilma B. Williamson 3 Acre tract (Deed Book 3742, Page 570, said Recorder's Office);

Thence, along part of the south line of said 4.09 Acre tract and part of the north line of said 3 Acre tract, North 85 degrees 32 minutes 46 seconds West, 665.80 feet to a found solid iron pin at the southwest corner of said 4.09 Acre tract, northwest corner of said 3 Acre tract and in the east line of High Meadows of Gahanna Section 2, as same is delineated upon the recorded plat thereof, of record in Plat Book 67, Page 41, said Recorder's Office;

Thence, along the west line of said 4.09 Acre tract and part of said east line of High Meadows of Gahanna Section 2, North 04 degrees 31 minutes 22 seconds East, 215.59 feet to a found solid iron pin at the northwest corner of said 4.09 Acre tract, a southeast corner of said High Meadows of Gahanna Section 2, and in the south line of said High Meadows of Gahanna Section 1;

Thence, along the north line of said 4.09 Acre tract and part of said south line of High Meadows of Gahanna Section 1, South 87 degrees 21 minutes 32 seconds East, 870.30 feet to the place of beginning CONTAINING 3.81 ACRES, subject however, to all legal highways, easements, leases and restrictions of record, and of records in the respective utility offices, and subject to a perpetual easement and right-of-way granted to the City of Gahanna as shown in Official Record Volume 8266 318, said Recorder's Office.

The foregoing description was prepared from an actual field survey made by Myers Surveying Company, Inc. in June 1993. Iron pipes set are 30" X 1" O.D. with orange plastic caps inscribed P.S. 6579", unless otherwise noted.

Basis of bearings is the south line of High Meadows of Gahanna Section 1 as North 87 degrees 21 minutes 32 seconds West, as per Plat Book 65, page 94.

For informational Purposes only:  
Property Address: 4185 Stygler Road, \_\_\_ Stygler Road Gahanna, Ohio 43230  
Parcel No.: 025-004352-00; 025-010309-00

PARCEL 1  
0-057-E  
ALL OF  
(025)  
004352  
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PARCEL 2  
0-057-E  
ALL OF  
(025)  
010309

