

Exhibit "A"  
Legal Description  
For File: **52178890**

**Situated in the State of Ohio, County of Franklin and Township of Brown:**

**Being a strip of land 61 feet wide, east and west, measured westward from a point in the County Road leading west and from Bronson Station to Fuller's Mill distant 3-39/100 chains from the west line of the right of way of the P.C.C. & St. L. Ry. Co. formerly known as the Columbus, Piqua and Indiana Railroad, said 61 feet extending along the entire west side of the second parcel of land conveyed to William Bidwell by John F. Knight, administrator with the will annexed of Mary A. Knight by deed of record in D. B. Vol. 502, page 132, Recorder's Office, Franklin County, Ohio.**

**Said parcel herein intended to be conveyed by this grant or deed of conveyance-being bounded on the north by the County Road leading westward from said railroad above named- on the west by land formerly owned by the late Anson Davis- on the east by land formerly owned by William Bidwell- and on the south by a ditch, to perpetuate the evidence of said southern boundary two stones have been placed, one at the southwest corner and the other at the southeast corner, both stones being in the south line of said ditch.**

**EXCEPTING THEREFROM 0.042 ACRE AS DESCRIBED IN INSTRUMENT  
NUMBER 202107140123520:**

**DESCRIPTION OF  
0.042 ACRE TRACT,  
BROWN TOWNSHIP,  
FRANKLIN COUNTY, OHIO,  
23-WD**

**Situate in the State of Ohio, County of Franklin, Township of Brown, being a part of Virginia Military Survey No. 7693, and being a part of a 0.550 acre tract (Auditor) of land as conveyed to Robert D. Long, Jr., by deed of record Instrument Number 200308290274984, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:**

**Commencing for reference at a Franklin County Geodetic Monument (FCGS 6168) at an angle point in the centerline of Hayden Run Road (40 feet wide);**

**Thence North 88°32'20" West, a distance of 273.26 feet along the centerline of said Hayden Run Road to the northeast corner of said 0.550 acre tract, said being the**

northwest corner of a 0.933 acre tract (Tract III) of land as conveyed to Alice M. Yutzy, Trustee of the Declaration of Trust of Earl C. Yutzy, Dated April 14, 1993 and Lavern Yutzy, Trustee of Trust B under the Earl C. Yutzy Declaration of Trust, U/A Dated April 14, 1993, by deed of record Instrument Number 200712100211885, 200712100211881, Deed Book 2212, Page 73, Official Record 32750F12 and 34211G10, Recorder's Office, Franklin County, Ohio, and said being also the True Place of Beginning of the herein described tract of land, said being South 88°32'20" East, a distance of 1226.81 feet from a Franklin County Geodetic Monument (FCGS 6169) at an angle point in the centerline of said Hayden Run Road;

Thence South 05°52'56" East, a distance of 30.25 feet along the easterly line of said 0.550 acre tract, and also along the westerly line of said 0.933 acre tract to an iron pin set;

Thence North 88°32'20" West, a distance of 61.50 feet crossing the said 0.550 acre tract to an iron pin set, said pin being in the westerly line of said 0.550 acre tract, said iron pin being also in the easterly line of a 14.042 acre tract of land as conveyed to Natalie A. Larger, by deed of record Instrument Number 201703020029432, Recorder's Office, Franklin County, Ohio;

Thence North 05°52'56" West, a distance of 30.25 feet along the westerly line of said 0.550 acre tract, and also the easterly line of said 14.042 acre tract to the centerline of said Hayden Run Road, said being the northwest corner of said 0.550 acre tract, and said being also the northeast corner of said 14.042 acre tract;

Thence South 88°32'20" East, a distance of 61.50 feet along the centerline of said Hayden Run Road, and also along the northerly line of said 0.550 acre tract to the True Place of Beginning, containing 0.042 acres, more or less, of which the present roadway occupies 0.028 acres, more or less, subject to all easements, restrictions and rights-of-way of record.

The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone and North American Datum of 1983 (2011), as established from a GPS survey performed by the Franklin County Engineer's Survey Department in 2019. Originating on ODOT CORS Station "COLB", with a bearing of (N88°32'20"W), as shown along the centerline of Hayden Run Road.

Iron pins set are 5/8" rebar with yellow plastic caps stamped "Franklin County Engineer".

This description was prepared in the office of the Franklin County Engineer by M. Jay Rhoden, P.S., Ohio Registered Surveyor No. 8163 from an actual field survey performed in July, 2019 and from deeds and plats of record in the Recorder's Office, Franklin County, Ohio.

Known As: **7365 Hayden Run Road, Hilliard, OH 43026**  
Parcel No. **120-000212-00**