

COC WD

EXHIBIT A

Date 01/02/23

Page 1 of 3

Rev 4-6-22

Plan No. 3695-E

PARCEL 19-WD

0.422 ACRE

**ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING
DESCRIBED PROPERTY**

WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS

IN THE NAME AND FOR THE USE OF

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right side of the centerline of right-of-way of Central College Road as shown on a centerline survey plat set made in 2023 for the City of Columbus titled "Central College and Ulry Road Reconstruction" as recorded in Plat Book ____, Pages ____ of the record of Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 2 North, Range 17 West, United States Military District, and being part of that 10-1/2 acre tract conveyed to Nancy M. Kemp by deed of record in Deed Book 2988, Page 544 and Deed Book 3444, Page 806, (all references are to the records of the Recorder's Office, Franklin County, Ohio), being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1576RESET located in the centerline of Central College Road (70 feet width) at the westerly common corner of Sections 6 and 15 of Township 2 North, Range 16 West, in the westerly line of said Quarter Township 1, located along existing centerline of right-of-way of Central College Road station 46+68.18;

Thence North 88° 39' 34" West, with said centerline, a distance of 420.06 feet to an 8 inch magnetic spike set at the northerly common corner of said 10-1/2 acre tract and that 15.75 acre tract conveyed as "Fourth Tract" to City of Columbus, Ohio by deed of record in Instrument Number 201312170206116, the TRUE POINT OF BEGINNING, located along existing centerline of right-of-way of Central College Road station 42+48.12;

EXHIBIT A

Thence South 03° 40' 52" West, with said common line (passing a 6 inch metal fence post at a distance of 28.15 feet, located 28.12 feet right of existing centerline of right-of-way of Central College Road station 42+46.92), a total distance of 43.54 feet to an iron pin set, located 43.50 feet right of existing centerline of right-of-way of Central College Road station 42+46.34;

Thence across said 10-1/2 acre tract, the following courses and distances:

North 88° 39' 34" West, a distance of 336.48 feet to an iron pin set, located 43.50 feet right of existing centerline of right-of-way of Central College Road station 39+09.86;

South 87° 45' 09" West, a distance of 23.97 feet to an iron pin set, located 45.00 feet right of existing centerline of right-of-way of Central College Road station 38+85.94; and

North 88° 39' 34" West, a distance of 59.65 feet to an iron pin set in the line common to said 10-1/2 acre tract and that 0.639 acre tract conveyed to City of Columbus by deed of record in Instrument Number 201007090086143, located 45.00 feet right of existing centerline of right-of-way of Central College Road station 38+26.28;

Thence North 03° 35' 40" East, with said common line, a distance of 45.03 feet to an 8 inch magnetic spike set at the northerly common corner of said 10-1/2 and 0.639 acre tracts, in said centerline, located along centerline of existing right-of-way of Central College Road station 38+28.05 (referencing Franklin County Geodetic Survey monument 5227 found North 88° 39' 34" West, in the centerline of said Central College Road at a distance of 152.17 feet located along existing centerline of right-of-way of Central College Road station 136+80.54);

Thence South 88° 39' 34" East, with said centerline, a distance of 420.06 feet to the TRUE POINT OF BEGINNING, containing 0.422 acre, more or less, of which the present road occupies 0.289 acre, from Auditor's Parcel Number 010-276207.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

COC WD

EXHIBIT A

The bearings herein are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (NSRS 2007). Control for bearings was from coordinates of monuments D5RESET and 8825RESET, having a bearing of South 45° 01' 28" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in 2020, 2021 and 2022.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date