

EXHIBIT A

COC SW

Rev. 1-31-23

Date 9/20/24

Plan No. 3823-E

**PARCEL 40-SW
0.013 ACRES**

**SEWER EASEMENT
PROVIDES THE RIGHT TO CONSTRUCT AND PERPETUALLY MAINTAIN
SEWER IMPROVEMENTS AND APPURTENANCES THERETO
IN THE NAME AND FOR THE USE OF
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, Franklin Township, located in Virginia Military Survey 1425 and being out of that 1.3219 acre tract conveyed to Franchise Realty Interstate Corporation, a Delaware Corporation by Deed Book 3452, Page 592, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Being a parcel of land lying on the right side of the existing centerline of right-of-way of Georgesville Road, also known as Franklin County Road 26 (width varies) more particularly described as follows:

Beginning, for reference, at a monument assembly set at the intersection of the centerline of right of ways for Georgesville Road (STA 97+35.46) and Clime Road North (STA 10+00.00). Said monument being on the south line of a City of Columbus parcel **126-WD** (DB 3309, PG 365) and the north line of a County of Franklin parcel **125-WD** (DB 3216, PG 219).

Thence South $76^{\circ} 38' 41''$ East a distance of 74.84 feet, along the centerline of right of way of Clime Road North and the common line of said parcels 125-WD and 126-WD to a point being 73.52 feet right of the centerline of Georgesville Road station 97+49.46;

Thence North $13^{\circ} 21' 19''$ East a distance of 67.13 feet, leaving perpendicularly to the centerline of right of way of Clime Road North to the north right of way of Clime Road North and being the southwest corner of said Franchise Realty Interstate Corporation parcel, to a pipe found, being 60.96 feet right of the centerline of Georgesville Road station 98+15.40, being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence **North $24^{\circ} 04' 21''$ East**, a distance of **207.84 feet** along the east right of way line of Georgesville Road and the east line of said parcel 126-WD to a pipe found at the northwest corner of said Franchise Realty Interstate Corporation parcel, being 60.71 feet

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right of the centerline of Georgesville Road station 100+23.24;

Thence **South 65° 58' 12" East**, a distance of **2.29 feet** along the north property line of said Franchise Realty Interstate Corporation parcel to a point, being 63.00 feet right of the centerline of Georgesville Road station 100+23.24;

Thence **South 24° 08' 23" West**, a distance of **154.98 feet** crossing said Franchise Realty Interstate Corporation parcel to a point, being 63.00 feet right of the centerline of right-of-way of Georgesville Road station 98+68.26;

Thence **South 19° 56' 32" West**, a distance of **54.65 feet** continuing to the south property line said Franchise Realty Interstate Corporation parcel and the north right of way of Clime Road North to a point, being 67.00 feet right of the centerline of right-of-way of Georgesville Road station 98+13.76;

Thence **North 50° 41' 25" West**, a distance of **6.26 feet** along said north right of way of Clime Road North, to the TRUE POINT OF BEGINNING, containing 0.013 acres, more or less and is located in Franklin County Auditors Parcel Number 010-002127-00.

Description is prepared from an actual field survey prepared by SJCA Inc. in the winter of 2021.

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

Grantor claims title by Deed Book 3452, Page 592, as recorded in Franklin County Recorder's office.

The bearings shown herein are based on the same meridian as the bearings shown on the 1971 right of way plans for "Franklin County Road No. 26" of record in Drawer E 1149 in the City of Columbus, Franklin County, Ohio. On said plan of record, the centerline of Georgesville Road has a bearing of North 24°04'22" East for the tangent section between station 92+13.75 and station 104+34.86.

This description was created under the direction and supervision of Robert A. Bosworth, P.S. 7750.

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Robert A. Bosworth

12-20-24

Registered Surveyor No. 7750

Date

