

## **EXHIBIT A**

COC WD

Rev. 1-31-23

Date 12/19/24

Plan No. 3823-E

**PARCEL 39-WD  
0.009 ACRES**

**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]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Virginia Military Survey 1425 and being out of that 6.500 acre tract conveyed to Cols Asset Ownership, LLC, an Ohio Limited Liability Company by Instrument Number 201806290086555, (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) and being more particularly described as follows:

Beginning, for reference, at an aluminum disk within a monument assembly set at the intersection of the centerline of Construction 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** (appropriated in Franklin County Court of Common Pleas Case No. 72CV-06-1972, DB 3309, PG 365) and the north line of a County of Franklin parcel **125-WD** (DB 3216, PG 219).

Thence South 76° 38' 41" East a distance of 68.60 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 67.39 feet right of the centerline of Georgesville Road station 97+48.29;

Thence South 13° 21' 19" West a distance of 30.00 feet, leaving perpendicularly to the centerline of right of way of Clime Road North to the south right of way of Clime Road North, the south line of said parcel 125-WD and being the north line of said Cols Asset Ownership, LLC parcel, to an iron pin set, being 73.00 feet right of the centerline of Georgesville Road station 97+18.82, being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence **South 24° 08' 23" West** a distance of **18.82 feet** crossing said Cols Asset Ownership LLC parcel to an iron pin set, being 73.00 feet right of the centerline of right-of-way of Georgesville Road station 97+00.00;

Thence **South 65° 11' 14" West** a distance of **26.52 feet**, to the existing eastern right of way line of Georgesville Road, the east line of said parcel 125-WD to an iron pin set, being 58.58 feet right of the centerline of right-of-way of Georgesville Road station 96+80.00;

Thence **North 32° 39' 31" East** a distance of **36.96 feet**, along the existing eastern right of way line of Georgesville Road, the east line of said parcel 125-WD, to the southern right of way line of Clime Road North and a 1/2 inch diameter iron pipe found, being 61.06 feet right of the centerline of right-of-way of Georgesville Road station 97+16.55;

Thence **South 76° 38' 41" East** a distance of **12.16 feet**, along said south right of way line and the south line of said parcel 125-WD, to the TRUE POINT OF BEGINNING, containing 0.009 acres, more or less and is located in Franklin County Auditors Parcel Number 570-298174-00.

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.

Iron pins set, where indicated, are circular reinforcing bars, five eighths (5/8) inch diameter, thirty inches long with a plastic plug placed on the top reading "SJCA FIRM #0107"

Grantor claims title by Instrument 201806290086555, as recorded in Franklin County Recorder's office.

The stations referred to herein are from the Centerline of Construction and Right of Way for Georgesville Road FRA-26 at Hall Road, plans – 3526E dated 1/12/2023, on file with the City of Columbus.

Basis of Bearing: Back station of 104+00.00 bearings are based from drawing 3526-E on file with the City of Columbus and "...are relative to the Grid North of the Ohio State Plane, South Zone. The values were based on control set in November 2018 using RTK projection set: Ohio South NAD 83 (2011) Datum. Bearings are for the purpose of indicating angular measurements only. The bearing being calculated for Hall Road is South 86 degrees 49 minutes 21 seconds East."

Ahead of station 104+00 bearings are relative to the Grid of the Ohio State Plane, South Zone. The values were based on control set in September 2021 using RTK projection set: Ohio South NAD 83 (2011) Datum. Bearings are for the purpose of indicating angular measurements only. The bearing being calculated for Georgesville Road is governed by above datum and a tie to said drawer E 3526 plan at station 104+00 bearing being North 24 degrees 04 minutes 45 seconds East between station 104+00 and station 104+35.34.

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

---

Registered Surveyor No. 7750

Date