

## EXHIBIT 'A'

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 2 North, Range 18 West of the United States Military District and being within a 0.368 acre tract as described in a deed to the City of Columbus, Ohio in Instrument No.200604210074795 (All records are on file at the Recorder's Office, Franklin County, Ohio) and said parcel being more fully described as follows:

**Commencing** at a 5/8" x 30" rebar set with a 'MS CONS INC.' identifying cap at the northwesterly corner of Lot No. 302 of Tremont Gardens No. 2 as shown in Plat Book 10 page 266 and being on the southerly line of a 8.667 acre tract as described in a deed to Riverlodge II I, LLC in Instrument No. 201611010150777;

Thence North 87° 00' 58" West, following the southerly line of said 8.667 acre tract and the northerly line of said Tremont Gardens No. 2, for a distance of 13.92 feet to a point;

Thence passing through said 8.667 acre tract for the following four (4) courses and distance;

1. North 11° 18' 26" West, for a distance of 54.50 feet to a point;
2. North 33° 33' 20" West, for a distance of 73.80 feet to a point;
3. North 10° 12' 56" West, for a distance of 68.04 feet to a point;
4. North 11° 26' 40" East, for a distance of 73.31 feet to the southerly line of said 0.368 acre tract and being the **True Place of Beginning** of the parcel herein described;

Thence North 11° 26' 40" East, passing through said 0.368 acre tract, for a distance of 38.35 feet to the northerly line of said 0.368 acre tract and a line common with said 8.667 acre tract;

Thence following the northerly line of said 0.368 acre tract along the arc of a curve to the left, having a radius of 73.00 feet, a delta of 18° 45' 28", a chord bearing of South 45° 45' 34" East, a chord distance of 23.79 feet, for an arc length of 23.90 feet to a point;

Thence South 11° 26' 40" West, passing through said 0.368 acre tract, for a distance of 30.84 feet to the southerly line of said 0.368 acre tract and a line common with said 8.667 acre tract;

Thence North 63° 29' 36" West, following the southerly line of said 0.368 acre tract, for a distance of 20.71 feet to the **True Place of Beginning**, and containing within said bounds 676 square feet or 0.016 acres of land, more or less.

'North' for this description is based on the northerly right of way of Rosslyn Avenue as being North 86° 45' 07" West and referenced to the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983 (2011) as established by a GPS survey performed by ms consultants, inc. on July 9, 2019.

The above description is based on an actual field survey performed by ms consultants, inc. in September, 2021 under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.

ms consultants. inc.

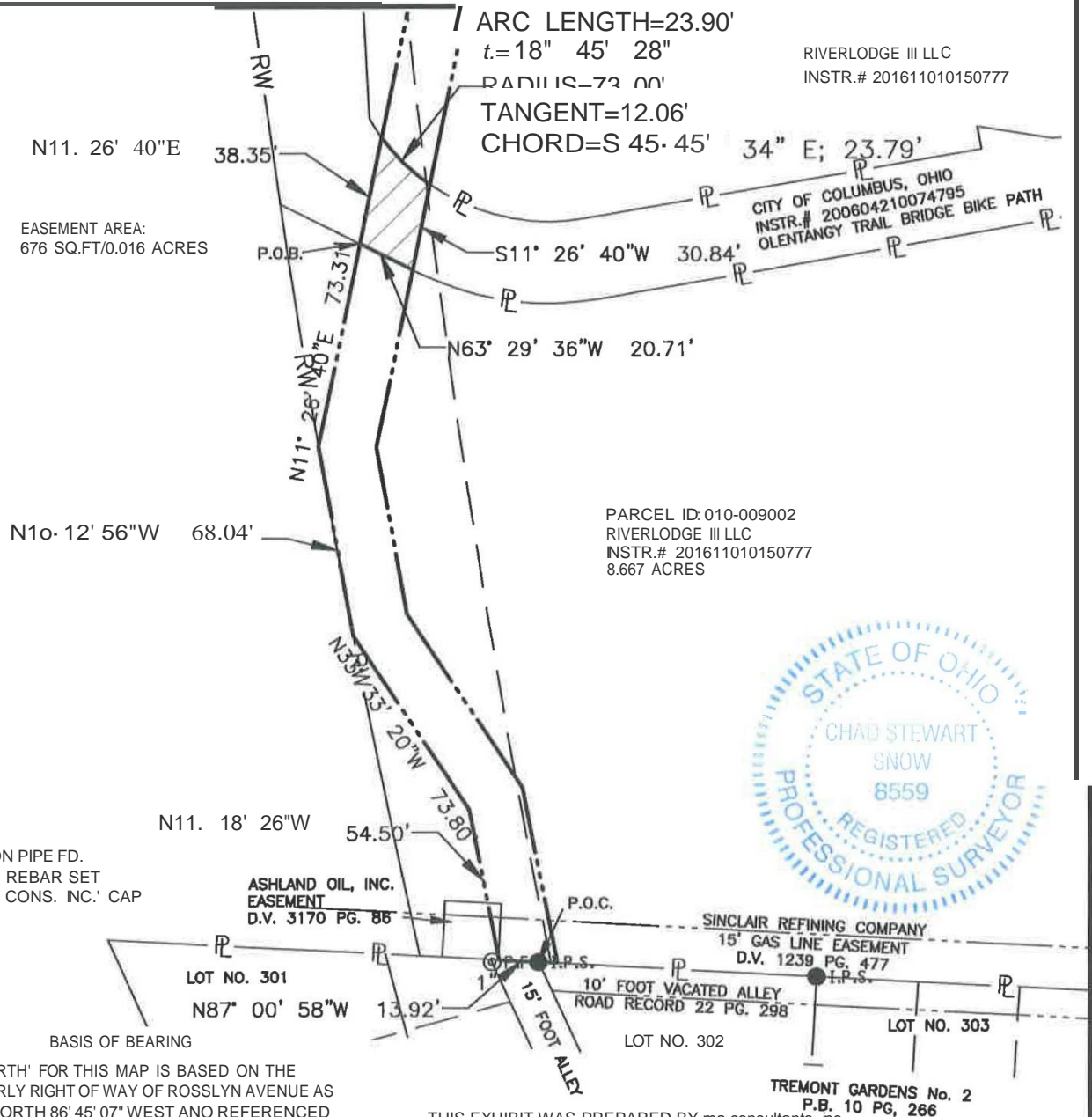
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SANITARY SEWER EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF SHARON LOCAL QUARTER TOWNSHIP .3, TOWNSHIP 2 NORTH, RANGE 18 WEST OF THE UNITED STATES MILITARY DISTRICT AND WITHIN THE CITY OF COLUMBUS, OHIO PROPERTY AS DESCRIBED IN A DEED IN INSTRUMENT No. 200604210074795 (ALL RECORDS ON FILE AT THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO).



LEGEND  
 @) P.F. IRON PIPE FD.  
 i"x30" REBAR SET  
 - I.P.S. w/MS CONS. INC.' CAP



BASIS OF BEARING  
 'NORTH' FOR THIS MAP IS BASED ON THE NORTHERLY RIGHT OF WAY OF ROSSLYN AVENUE AS BEING NORTH 86° 45' 07" WEST AND REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (2011) AS ESTABLISHED BY A VRS/GPS SURVEY ON JULY 9, 2019.

GRAPHIC SCALE

inch = 60 feet

THIS EXHIBIT WAS PREPARED BY ma consultants, inc. UNDER THE DIRECTION AND SUPERVISION OF CHAD S. SNOW, REGISTERED PROFESSIONAL SURVEYOR NO. 8559 AND IS BASED ON AN ACTUAL FIELD SURVEY MADE IN AUGUST 2019.

CHAD S. SNOW  
 REGISTERED PROFESSIONAL SURVEYOR NO. 8559

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