

EXHIBIT A

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Version Date: 8-11-25

**PARCEL 11-P
IMPROVEMENTS TO BIG WALNUT TRAIL
PERPETUAL SIDEWALK EASEMENT
PERMANENT EASEMENT
TO CONSTRUCT A CURB RAMP AND SIDEWALK
WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF
THE CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION, FRANKLIN
COUNTY, OHIO**

(Surveyor's description of the premises follows)

Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 2N, Range 17W, U.S. Military District and being part of Ingleside Park, platted with Chilcote's Ingleside Addition in Plat Book 19, Page 28 and conveyed to the Franklin County Commissioners in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline right of way for Big Walnut Trail Central Section, and being more particularly described as follows:

COMMENCING at a point at the southeast corner of said Reserve "C" a 3.338 acre tract conveyed to Sunbury Cove Homeowners Association Inc. in Instrument 201605030054652 and shown as on the subdivision plat Sunbury Cove in Plat Book 117, Page 96, said point being 27.23 feet left of the centerline of Big Walnut Trail Central Section at station 243+88.43; Thence, along the south line of said Reserve "C", South 86 degrees 08 minutes 43 seconds East, 32.52 feet to a point at the northwest corner of a 31.0453 acre tract conveyed to the City of Columbus of which 27.300 acres in Official Record 17681J07 and 3.7453 acres in Plat Book 19, Page 22, Thence along the north line of said City of Columbus tract, South 12 degrees 42 minutes 47 seconds East, 20.56 feet to an iron pin set, said pin being 17.00 feet left of the centerline of Big Walnut Trail Central Section at station 243+56.90 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across said Ingleside Park, **North 75 degrees 20 minutes 53 seconds East, 172.78 feet** to an iron pin set, said pin being 17.00 feet left of the centerline of Big Walnut Trail Central Section at station 245+29.67;
- 2) **Thence**, across said Ingleside Park with a curve to the left having a radius of 58.00 feet, a central angle of 58 degrees 02 minutes 24 seconds, an arc length of 58.75, and a chord that bears **North 46 degrees 19 minutes 41 seconds East, 56.27 feet** to an iron pin set, said pin being 17.00 feet left of the centerline of Big Walnut Trail Central Section at station 246+05.65;

- 3) **Thence**, across said Ingleside Park, **North 17 degrees 18 minutes 29 seconds East, 94.35 feet** to an iron pin set, said pin being 17.00 feet left of the centerline of Big Walnut Trail Central Section at station 247+00.00;
- 4) **Thence**, across said Ingleside Park, **North 72 degrees 41 minutes 31 seconds West, 8.00 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail Central Section at station 247+00.00;
- 5) **Thence**, across said Ingleside Park, **North 17 degrees 18 minutes 29 seconds East, 98.95 feet** to an iron pin set on the south line of Wildrose Drive as shown on said Chilcote's Ingleside Addition, said pin being 24.82 feet left of the centerline of Big Walnut Trail Central Section at station 247+99.85;
- 6) **Thence**, along said Wildrose Drive, **South 85 degrees 45 minutes 40 seconds East, 17.15 feet** to an iron pin set at the southwest corner of Lot 8 of said Chilcote's Ingleside Addition, said pin being 7.96 feet left of the centerline of Big Walnut Trail Central Section at station 248+03.22;
- 7) **Thence**, along the west line of said Lots 6, 7 & 8, **South 04 degrees 04 minutes 48 seconds West, 120.82 feet** to an iron pin set, said pin being 19.36 feet right of the centerline of Big Walnut Trail Central Section at station 246+85.22;
- 8) **Thence**, along the west line of said Lots 6, **South 08 degrees 13 minutes 49 seconds West, 10.42 feet** to an iron pin set, said pin being 21.00 feet right of the centerline of Big Walnut Trail Central Section at station 246+74.94;
- 9) **Thence**, across said Ingleside Park, **South 17 degrees 18 minutes 29 seconds West, 69.29 feet** to an iron pin set, said pin being 21.00 feet right of the centerline of Big Walnut Trail Central Section at station 246+05.65;
- 10) **Thence**, across said Ingleside Park with a curve to the right having a radius of 96.00 feet, a central angle of 58 degrees 02 minutes 24 seconds, an arc length of 97.25, and a chord that bears **South 46 degrees 19 minutes 41 seconds West, 93.14 feet** to an iron pin set, said pin being 21.00 feet right of the centerline of Big Walnut Trail Central Section at station 245+29.67;
- 11) **Thence**, across said Ingleside Park, **South 75 degrees 20 minutes 53 seconds West, 174.06 feet** to a point on the north line of said City of Columbus tract, said point being 21.00 feet right of the centerline of Big Walnut Trail Central Section at station 243+55.59;
- 12) **Thence**, along the north line of the said City of Columbus tract, **North 12 degrees 42 minutes 47 seconds West, 38.02 feet** to the **TRUE POINT OF BEGINNING**, containing 0.263 acres.

The parcel of land described contains, 0.263 acres, more or less in Franklin County Auditor's Parcel Number 110-005914-00 including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, May, 2024.

Bearings based on a GPS survey performed by the Franklin County Engineer's Office on monuments FCGS 4420 and FCGS 9959 being South 86 degrees 01 minutes 16 seconds East, and based on the NAD83 State Plane Coordinate System, Ohio south zone.

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date