

EXHIBIT A

COC WD

Rev. 1-31-23

Date 1/23/24

Plan No. 3915-E

**PARCEL 70-WD
0.0703 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, Franklin County, City of Columbus, U.S. Military Lands, Quarter Township 3, Township 1, Range 17, being a 0.529 acre tract as conveyed to Sherri F. White Young. Prior instrument reference as of the date this survey was prepared: Instrument Numbers 201706300089047 and 199811100288948, of the Recorder's Office, Franklin County, Ohio. Being bounded and described as follows:

Commencing at a 1" Iron Pin set in a Monument Box at an angle point in the centerline of Mock Road (60' wide) as established and accepted by the Commissioners of Franklin County in Road Record 7, Page 82, and said point also being at the northwest property corner of a 1.828 acre tract as conveyed to James T. Wilson and Jean E. Wilson in Deed Book 3344, Pg. 174, said point also being on the Mock Road centerline station 65+15.17;

Thence S 14°47'30" E a distance of 242.65' along the centerline of Mock Road and also being along the west property line of said James T. Wilson and Jean E. Wilson tract to a point of curvature, being at the Mock Road centerline station 67+77.13;

Thence continuing along the centerline of Mock Road and the west property line of said James T. Wilson and Jean E. Wilson, with a curve to the left having an arc length of 226.25', a radius of 262.04', a delta of 49°28'11", a chord bearing of S 39°31'36" E, a chord length of 219.29' to a point, being on Mock Road centerline station 70+03.37 and being the **True Point of Beginning**;

Thence continuing along the centerline of Mock Road and the west property line of said James T. Wilson and Jean E. Wilson, with a curve to the left having an arc length of 53.34', a radius of 262.04', a delta of 11°39'48", a chord bearing of S 70°05'36" E, a chord length of 53.25' to a point, being on Mock Road centerline station 70+56.72;

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Thence S 75°55'30" E a distance of 46.85' continuing along the centerline of Mock Road point on the northwest property corner of a 1.848 acre tract as conveyed to The Ark, an Ohio Corporation Not for Profit in Deed Book 3744, Page 207, said point being on the Mock Road centerline station 71+03.57;

Thence S 25°48'30" W a distance of 33.23' along the westerly property line of said The Ark, an Ohio Corporation Not for Profit tract and crossing the southerly standard high easement line of Mock Road to an iron pin set, being 32.54' right of the Mock Road centerline station 70+96.81;

Thence N 73°16'02" W a distance of 32.58' leaving the westerly property line of The Ark, an Ohio Corporation Not for Profit tract and through said Sherri F. White Young tract to an iron pin set being 31.03' right of the Mock Road centerline station 70+64.26;

Thence N 62°24'57" W a distance of 4.40' continuing through said Sherri F. White Young tract to an iron pin set on the southerly standard highway easement line of Mock Road, being 30.00' right of the Mock Road centerline station 70+59.99;

Thence N 75°55'30" W a distance of 3.27' along the southerly standard highway easement line of Mock Road to an iron pin set at a point of curvature, being 30.00' right of the Mock Road centerline station 70+56.72;

Thence with a curve to the right having an arc length of 59.41', a radius of 292.04', a delta of 11°39'22", a chord bearing of N 70°05'50" W, a chord length of 59.31' to an iron pin set on the easterly property corner of a 0.040 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 200907020096341, being 30.00' right of the Mock Road centerline station 70+03.41;

Thence N 25°39'56" E a distance of 30.00' along the easterly property line of said City of Columbus, Ohio tract to the **True Point of Beginning**;

The above described area contains 0.0703 acres of land, more or less, of which the present road occupies 0.0690 acres of land, being part of Franklin County Auditor's Parcel Number 010-167514.

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All references here in are to records in the Records Office, Franklin County, Ohio.

Grantor claims title by Instrument Numbers 201706300089047 and 199811100288948.

The basis of bearings for this description are based Geodetic North of the Ohio State Plane Coordinate System, South zone, NAD83 (2011) as determined from GPS observations utilizing the ODOT RTN with the centerline of Right-of-Way of Mock Road being S 86°17'30" E.

All stations and offsets here in are referenced to the centerline of existing right-of-way of Mock Road as shown upon the right-of-way plan "Improvements of Alum Creek Trail Mock Road Connector from E. Hudson Street and Parkwood Avenue to Existing Alum Creek Trail at Sunbury Road and Mock Road "on file with the City of Columbus, Ohio.

All pins set are 5/8 inch rebar, 30 inches long, with a yellow cap reading "NEAS, INC ".

This description is based on a field survey in May, 2022 prepared under the direct supervision of Charles W. Price Jr., Registered Professional Surveyor, No. 7825.

Charles W. Price, Jr., P.S. No. 7825

Date