

**EXHIBIT A**

COC WD

Rev. 1-31-23

Date 1/23/24

Plan No. 3915-E

**PARCEL 71-WD  
0.3558 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]

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Situated in the State of Ohio, Franklin County, City of Columbus, U.S. Military Lands, Quarter Township 3, Township 1, Range 17, being a 1.848 acre tract as conveyed to The Ark, an Ohio Corporation Not For Profit. Prior instrument reference as of the date this survey was prepared: Deed Book 3744, Page 207, 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 279.59', a radius of 262.04', a delta of 61°07'59", a chord bearing of S 45°21'31" E, a chord length of 266.52' to an angle point, being on Mock Road centerline station 70+56.72;

Thence S 75°55'30" E a distance of 46.85' continuing along the centerline of Mock Road and also being along the southerly property line of said James T. Wilson and Jean E. Wilson tract to a point at the northeast property corner of a 0.529 acre tract as conveyed to Sherri F. White Young in Instrument Numbers 201706300089047 and 199811100288948 being at the Mock Road centerline station 71+03.57 and being the **True Point of Beginning**;

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Thence S 75°55'30" E a distance of 132.05' continuing along the centerline of Mock Road to an angle point being on the Mock Road centerline station 72+35.62;

Thence S 48°59'30" E a distance of 116.95' continuing along the centerline of Mock Road to a point at the intersection with the centerline of Sunbury Road (55' wide), being on the Mock Road centerline station 73+52.56;

Thence S 05°45'30" W a distance of 215.40' along the centerline of Sunbury Road to a point at the southeast property corner of said The Ark, an Ohio Corporation Not For Profit tract, being 175.90' right of the Mock Road centerline station 74+76.88;

Thence S 89°26'30" W a distance of 30.18' along the southerly property line of said The Ark, an Ohio Corporation Not For Profit tract to an iron pin set on the westerly standard highway easement line of Sunbury Road, being 195.93' right of the Mock Road centerline station 74+54.30;

Thence N 05°45'30" E a distance of 118.71' along the westerly standard highway easement line of Sunbury Road to an iron pin set, being 98.99' right of the Mock Road centerline station 73+85.79;

Thence N 09°20'16" W a distance of 79.26' continuing along the westerly standard highway easement line of Sunbury Road to an iron pin set, being 48.41' right of the Mock Road centerline station 73+24.76;

Thence leaving the westerly standard highway easement line of said Sunbury Road and through said The Ark, an Ohio Corporation Not For Profit tract the following three (3) courses;

- 1.) With a curve to the left having an arc length of 55.37', a radius of 80.00', a delta of 39°39'15", a chord bearing of N 29°09'53" W, a chord length of 54.27' to an iron pin set, being 30.00' right of the Mock Road centerline station 72+73.71;
- 2.) With a curve to the left having an arc length of 19.50', a radius of 46.03', a delta of 24°16'32", a chord bearing of N 61°07'46" W, a chord length of 19.35' to an iron pin set, being 34.07' right of the Mock Road centerline station 72+54.79;

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- 3.) N 73°16'02" W a distance of 140.62' to an iron pin set on the easterly property line of said Sherri F. White Young tract, being 32.54' right of the Mock Road centerline station 70+96.81;

Thence N 25°48'30" E a distance of 33.23' along the easterly property line of said Sherri F. White Young tract and crossing the southerly standard highway easement line of Mock Road to the **True Point of Beginning**;

The above described area contains 0.3558 acres of land, more or less, of which the present road occupies 0.3350 acres of land, being part of Franklin County Auditor's Parcel Number 010-166712.

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

Grantor claims title by Volume 3744, Page 207.

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.

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

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Date