

EXHIBIT A

RX 250 WD

Page 1 of 3

Rev. 06/09

Ver. Date 03/04/2025

PID 115797

**PARCEL 30-WD
FRA-161-11.73
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands and being part of Reserve "A" as numbered and delineated on the plat of Sharon Woods Section 1, recorded in Plat Book 40, Page 14, lying within a 3.723-acre parcel conveyed to G & A Sharon Woods Center LLC, an Ohio Limited Liability Company, of record in Instrument Number 202312010125223 and being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and being located within the following Described points on the boundary thereof.

Commencing at a mag spike set at the intersection of the centerline of right of way of State Route 161 with the centerline of right of way of Sharon Wood Boulevard, as dedicated in Plat Book 40, Page 14, being Sharon Woods Boulevard centerline station 60+00.00;

Thence leaving said intersection, N 03°15'19" W, along the said centerline of Sharon Woods Boulevard, a distance of 353.14' to a monument set, being centerline station 63+53.14;

Thence with a curve to the left having a radius of 1,250.00', a delta of 04°01'32", an arc length of 87.83', and subtended by a chord bearing N 01°14'33" E, along the said centerline of Sharon Woods Boulevard, a distance of 87.81' to a point, being centerline station 64+40.97;

Thence leaving the said centerline of Sharon Woods Boulevard, S 89°13'47" W, a distance of 43.98' to a pin set on the westerly right of way of said Sharon Woods Boulevard, being on the east line of said 3.723-acre tract, also being 43.98' left of centerline station 64+40.97 and the **Point of Beginning** of the tract herein described;

EXHIBIT A

RX 250 WD

Page 2 of 3

Rev. 06/09

Thence leaving the said westerly right of way of Sharon Woods Boulevard and passing through the said 3.723-acre parcel the following four (4) courses and distances:

1. N 03°34'26" E, a distance of 81.19' to a pin set, being 35.13' left of centerline station 65+24.32;
2. N 07°34'23" W, a distance of 93.57' to a pin set, being 36.39' left of centerline station 66+20.67;
3. With a curve to the left having a radius of 437.50', a delta of 12°19'14 " , an arc length of 94.08', and subtended by a chord bearing N 22°54'09" W, a distance of 93.90' to a pin set, being 55.46' left of centerline station 67+16.14;
4. With a curve to the right having a radius of 57.50', a delta of 15°52'07 " , an arc length of 15.93', and subtended by a chord bearing N 21°07'43" W, a distance of 15.87' to a pin set on the northerly property line of the said 3.723-acre tract and the southerly property line of a 3.088-acre tract of land described to Metro Columbus Baptist Association in Instrument Number 202201120008493, being 57.49' left of centerline station 67+32.63;

Thence N 63°58'17" E, along the said northerly property line, a distance of 22.98' to a pin set on the said westerly right of way of Sharon Woods Boulevard, being 35.00' left of centerline station 67+37.50

Thence leaving the said northerly property line and along the said westerly right of way of Sharon Woods Boulevard the following two (2) courses and distances:

1. With a curve to the right having a radius of 1,215.00', a delta of 09°37'04 " , an arc length of 203.96', and subtended by a chord bearing S 09°33'12" E, along the said westerly right of way, a distance of 203.72' to a pin set, being 35.00' left of centerline station 65+27.67;
2. With a curve to the right having a radius of 300.00', a delta of 16°11'08 " , an arc length of 84.70', and subtended by a chord bearing S 03°20'31" W, a distance of 84.42' to the **Point of Beginning**, containing 0.037-acres, more or less, in Auditors Parcel No. 010-149380 of which 0.000 acre are within the present road occupied.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

EXHIBIT A

Page 3 of 3

RX 250 WD

Rev. 06/09

Bearings are based on the centerline of State Route 161 (Dublin-Granville Road) as having a bearing of S 87°00'00" E, established from GPS observations, referencing the State Plane Coordinate System, Ohio South Zone, NAD 83 (2011).

All pin set are 5/8-inch diameter steel rebar, 30-inches in length, with a yellow plastic cap inscribed with "Dynotec, Inc.".

This description is based upon a field survey performed by Dynotec, Inc. in July of 2022.

This description was prepared on March 4, 2025 by Christopher M. Cook, P.S. 8424.

Christopher M. Cook, P.S.
Ohio Professional Surveyor No. 8424

Date