

## **EXHIBIT A**

COC SW

Rev. 1-31-23

Date 9/20/24

Plan No. 3823-E

**PARCEL 33-SW  
0.032 ACRES**

**SEWER EASEMENT  
PROVIDES THE RIGHT TO CONSTRUCT AND PERPETUALLY MAINTAIN  
SEWER IMPROVEMENTS AND APPURTENANCES THERETO  
IN THE NAME AND FOR THE USE OF  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Franklin, Franklin Township, located in Virginia Military Survey 1425 and being out of that 0.749 acre tract conveyed to United Urgent Care, LLC an Ohio Limited Liability Company by instrument 201806010073072, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Being a parcel of land lying on the right side of the existing centerline of right-of-way of Georgesville Road, also known as Franklin County Road 26 (width varies) more particularly described as follows:

Beginning, for reference, at an aluminum disk in a monument box FCGS 5441 found at the intersection of the centerline of Georgesville Road (STA 87+00.14 - plan 3526-E in 2023, 1.98 feet left of centerline STA 87+00.14 in 1971 plans) and the intersection of the centerline of Clime Road (STA 10+01.98).

Thence South 75° 29' 15" East along the centerline of right of way of Clime Road a distance of 14.85 feet to the west line of a tract of land designated **122WD** and acquired by the County of Franklin in Deed Volume 3237, Page 533;

Thence South 13° 01' 33" West, a distance of 216.21 feet along the west line of said 122WD tract to the southwest corner of said tract, being 12.44 feet right of the centerline of Georgesville Road station 84+83.25;

Thence South 73° 51' 28" East, a distance of 40.79 feet along the south line of said 122WD tract, also being the north line of a 0.138 acre tract of land acquired by the County of Franklin in Deed Volume 3041, Page 239, to the east right of way line of Georgesville Road and the City of Columbus – Franklin Township line, being 53.12 feet right of the centerline of Georgesville Road station 84+80.19;

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Thence South 13° 11' 59" West, a distance of 48.20 feet along said existing east right of way and the City of Columbus – Franklin Township line to a point, being 51.96 feet right of the centerline of Georgesville Road station 84+32.00, and being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence **South 78° 10' 02" East**, a distance of **14.04 feet** crossing the subject property to a point, being 66.00 feet right of the centerline of right-of-way of Georgesville Road station 84+32.00;

Thence **South 13° 30' 21" West**, a distance of **102.76 feet** crossing the subject property to the south property line to a point, being 63.00 feet right of the centerline of right-of-way of Georgesville Road station 83+29.28;

Thence **North 73° 53' 22" West**, a distance of **13.50 feet** along south property line of the subject property to the east right of way line of Georgesville Road to a found iron pin, being 49.54 feet right of the centerline of right-of-way of Georgesville Road station 83+30.29;

Thence **North 13° 11' 59" East**, a distance of **101.74 feet** along said existing east right of way and the City of Columbus – Franklin Township line, to the TRUE POINT OF BEGINNING, containing 0.032 acres, more or less and is located in Franklin County Auditors Parcel Number 146-305602-00.

Description is prepared from an actual field survey prepared by SJCA Inc. in the winter of 2021.

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

Grantor claims title by Instrument 201806010073072, as recorded in Franklin County Recorder's office.

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The bearings shown herein are based on the same meridian as the bearings shown on the 1971 right of way plans for "Franklin County Road No. 26" of record in Drawer E 1149 in the City of Columbus, Franklin County, Ohio. On said plan of record, the centerline of Georgesville Road has a bearing of North 24°04'22" East for the tangent section between station 92+13.75 and station 104+34.86.

This description was created under the direction and supervision of Robert A. Bosworth, P.S. 7750.

*Robert A. Bosworth*

12-20-24

Registered Surveyor No. 7750

Date

