

EXHIBIT A

Parcel: 17-P
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Version Date: 4-4-25

**PARCEL 17-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. 4, Township 2N, Range 17W, U.S. Military District and being part of a 71.846 acre tract conveyed to Firewater Limited, an Ohio Limited Liability Company in Instrument 201504170049716 in the Franklin County Recorder's Office. The below described parcel laying on the right and left side of the Big Walnut Trail North Section, and being more particularly described as follows:

COMMENCING at PK nail found marking the northeast corner of said 71.846 acre tract being on the south existing right of way for Turtle Station Way (60.00 foot R/W) as dedicated in Plat Book 66, Page 95 said PK being the southwest corner of the Garratt Condominiums in Instrument 202312220133597, said PK being 176.94 feet right of the centerline of Big Walnut Trail North Section at station 335+21.12; Thence, with the south existing right of way of said Turtle Station Way with a curve to the right having a radius of 180.00 feet a central angle of 49 degrees 42 minutes 37 seconds, an arc length of 156.17 feet, and a chord that bears North 83 degrees 40 minutes 00 seconds West, 151.32 feet to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 335+63.98 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the said 71.846 acre tract, with a curve to the left having a radius of 25.00 feet, a central angle of 30 degrees 22 minutes 13 seconds, an arc length of 13.25 feet and a chord that bears **South 10 degrees 28 minutes 08 seconds West, 13.10 feet** to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 335+37.48;
- 2) **Thence**, across the said 71.846 acre tract, **South 04 degrees 42 minutes 58 seconds East, 29.28 feet** to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 335+08.20;

- 3) **Thence**, across the said 71.846 acre tract, with a curve to the right having a radius of 100.00 feet, a central angle of 41 degrees 58 minutes 09 seconds, an arc length of 73.25 feet and a chord that bears **South 16 degrees 16 minutes 06 seconds West, 71.62 feet** to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 334+53.26;
- 4) **Thence**, across the said 71.846 acre tract, **South 37 degrees 15 minutes 11 seconds West, 95.20 feet** to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 333+58.06;
- 5) **Thence**, across the said 71.846 acre tract, with a curve to the left having a radius of 100.00 feet, a central angle of 98 degrees 59 minutes 42 seconds, an arc length of 172.78 feet and a chord that bears **South 12 degrees 14 minutes 40 seconds East, 152.08 feet** to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 331+42.08;
- 6) **Thence**, across the said 71.846 acre tract, **South 61 degrees 44 minutes 31 seconds East, 234.58 feet** to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 329+07.51;
- 7) **Thence**, across the said 71.846 acre tract, with a curve to the left having a radius of 75.00 feet, a central angle of 55 degrees 17 minutes 15 seconds, an arc length of 72.37 feet and a chord that bears **South 89 degrees 23 minutes 09 seconds East, 69.60 feet** to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 328+11.01;
- 8) **Thence**, across the said 71.846 acre tract, **North 62 degrees 58 minutes 14 seconds East, 145.86 feet** to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 326+65.15;
- 9) **Thence**, across the said 71.846 acre tract, with a curve to the right having a radius of 125.00 feet, a central angle of 67 degrees 21 minutes 26 seconds, an arc length of 146.95 feet and a chord that bears **South 83 degrees 21 minutes 03 seconds East, 138.63 feet** to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 325+47.59;
- 10) **Thence**, across the said 71.846 acre tract, **South 49 degrees 40 minutes 20 seconds East, 73.23 feet** to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 324+74.37;

- 11) **Thence**, across the said 71.846 acre tract, with a curve to the right having a radius of 225.00 feet, a central angle of 35 degrees 13 minutes 01 seconds, an arc length of 138.30 feet and a chord that bears **South 32 degrees 03 minutes 50 seconds East, 136.13 feet** to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 323+51.43;
- 12) **Thence**, across the said 71.846 acre tract, **South 14 degrees 27 minutes 19 seconds East, 431.79 feet** to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 319+19.64;
- 13) **Thence**, across the said 71.846 acre tract, with a curve to the right having a radius of 225.00 feet, a central angle of 98 degrees 43 minutes 58 seconds, an arc length of 387.72 feet and a chord that bears **South 34 degrees 54 minutes 40 seconds West, 341.50 feet** to an iron pin set, said pin being 25.00 feet right of the centerline of Big Walnut Trail North Section at station 315+75.00;
- 14) **Thence**, across the said 71.846 acre tract, **North 05 degrees 43 minutes 21 seconds West, 10.00 feet** to an iron pin set, said pin being 15.00 feet right of the centerline of Big Walnut Trail North Section at station 315+75.00;
- 15) **Thence**, across the said 71.846 acre tract, with a curve to the right having a radius of 215.00 feet, a central angle of 11 degrees 07 minutes 45 seconds, an arc length of 41.76 feet and a chord that bears **South 89 degrees 50 minutes 31 seconds West, 41.70 feet** to an iron pin set, said pin being 15.00 feet right of the centerline of Big Walnut Trail North Section at station 315+36.15;
- 16) **Thence**, across the said 71.846 acre tract, **North 84 degrees 35 minutes 36 seconds West, 92.95 feet** to an iron pin set, said pin being 15.00 feet right of the centerline of Big Walnut Trail North Section at station 314+43.20;
- 17) **Thence**, across the said 71.846 acre tract, with a curve to the left having a radius of 235.00 feet, a central angle of 24 degrees 05 minutes 24 seconds, an arc length of 98.81 feet and a chord that bears **South 83 degrees 21 minutes 42 seconds West, 98.08 feet** to an iron pin set, said pin being 15.00 feet right of the centerline of Big Walnut Trail North Section at station 313+38.09;
- 18) **Thence**, across the said 71.846 acre tract, **South 71 degrees 19 minutes 00 seconds West, 230.98 feet** to an iron pin set on the south line of said 71.846 acre tract and the north line of 0.291 acre tract conveyed as parcel 5-WL to the State of Ohio by Instrument 200208230208331, said pin being 15.00 feet right of the centerline of Big Walnut Trail North Section at station 311+07.11;

- 19) **Thence**, along the south line of said 71.846 acre tract and the north line of said 0.291 acre tract, **North 77 degrees 43 minutes 34 seconds West, 58.32 feet** to an iron pin set, said pin being 15.00 feet left of the centerline of Big Walnut Trail North Section at station 310+57.10;
- 20) **Thence**, across the said 71.846 acre tract, **North 71 degrees 19 minutes 00 seconds East, 280.99 feet** to an iron pin set, said pin being 15.00 feet left of the centerline of Big Walnut Trail North Section at station 313+38.09;
- 21) **Thence**, across the said 71.846 acre tract, with a curve to the right having a radius of 265.00 feet, a central angle of 24 degrees 05 minutes 24 seconds, an arc length of 111.42 feet and a chord that bears **North 83 degrees 21 minutes 42 seconds East, 110.60 feet** to an iron pin set, said pin being 15.00 feet left of the centerline of Big Walnut Trail North Section at station 314+43.20;
- 22) **Thence**, across the said 71.846 acre tract, **South 84 degrees 35 minutes 36 seconds East, 92.95 feet** to an iron pin set, said pin being 15.00 feet left of the centerline of Big Walnut Trail North Section at station 315+36.15;
- 23) **Thence**, across the said 71.846 acre tract, with a curve to the left having a radius of 185.00 feet, a central angle of 11 degrees 07 minutes 45 seconds, an arc length of 35.93 feet and a chord that bears **North 89 degrees 50 minutes 31 seconds East, 35.88 feet** to an iron pin set, said pin being 15.00 feet left of the centerline of Big Walnut Trail North Section at station 315+75.00;
- 24) **Thence**, across the said 71.846 acre tract, **North 05 degrees 43 minutes 21 seconds West, 10.00 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 315+75.00;
- 25) **Thence**, across the said 71.846 acre tract, with a curve to the left having a radius of 175.00 feet, a central angle of 98 degrees 43 minutes 58 seconds, an arc length of 301.56 feet and a chord that bears **North 34 degrees 54 minutes 40 seconds East, 265.61 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 319+19.64;
- 26) **Thence**, across the said 71.846 acre tract, **North 14 degrees 27 minutes 19 seconds West, 431.79 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 323+51.43;
- 27) **Thence**, across the said 71.846 acre tract, **North 36 degrees 42 minutes 31 seconds West, 62.94 feet** to an iron pin set, said pin being 38.00 feet left of the centerline of Big Walnut Trail North Section at station 324+25.00;

- 28) **Thence**, across the said 71.846 acre tract, **North 25 degrees 19 minutes 35 seconds West, 43.44 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 324+74.37;
- 29) **Thence**, across the said 71.846 acre tract, **North 49 degrees 40 minutes 20 seconds West, 73.23 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 325+47.59;
- 30) **Thence**, across the said 71.846 acre tract, with a curve to the left having a radius of 75.00 feet, a central angle of 67 degrees 21 minutes 26 seconds, an arc length of 88.17 feet and a chord that bears **North 83 degrees 21 minutes 03 seconds West, 83.18 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 326+65.15;
- 31) **Thence**, across the said 71.846 acre tract, **South 62 degrees 58 minutes 14 seconds West, 77.85 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 327+43.00;
- 32) **Thence**, across the said 71.846 acre tract, **South 27 degrees 01 minutes 46 seconds East, 10.00 feet** to an iron pin set, said pin being 35.00 feet left of the centerline of Big Walnut Trail North Section at station 327+43.00;
- 33) **Thence**, across the said 71.846 acre tract, **South 62 degrees 58 minutes 14 seconds West, 17.00 feet** to an iron pin set, said pin being 35.00 feet left of the centerline of Big Walnut Trail North Section at station 327+60.00;
- 34) **Thence**, across the said 71.846 acre tract, **North 27 degrees 01 minutes 46 seconds West, 10.00 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 327+60.00;
- 35) **Thence**, across the said 71.846 acre tract, **South 62 degrees 58 minutes 14 seconds West, 51.01 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 328+11.01;
- 36) **Thence**, across the said 71.846 acre tract, with a curve to the right having a radius of 125.00 feet, a central angle of 55 degrees 17 minutes 15 seconds, an arc length of 120.62 feet and a chord that bears **North 89 degrees 23 minutes 09 seconds West, 115.99 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 329+07.51;
- 37) **Thence**, across the said 71.846 acre tract, **North 61 degrees 44 minutes 31 seconds West, 212.49 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 331+20.00;

- 38) **Thence**, across the said 71.846 acre tract, **South 28 degrees 15 minutes 29 seconds West, 10.00 feet** to an iron pin set, said pin being 35.00 feet left of the centerline of Big Walnut Trail North Section at station 331+20.00;
- 39) **Thence**, across the said 71.846 acre tract, **North 61 degrees 57 minutes 03 seconds West, 38.69 feet** to an iron pin set, said pin being 36.00 feet left of the centerline of Big Walnut Trail North Section at station 331+55.00;
- 40) **Thence**, across the said 71.846 acre tract, **North 34 degrees 10 minutes 45 seconds East, 11.00 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 331+55.00;
- 41) **Thence**, across the said 71.846 acre tract, with a curve to the right having a radius of 150.00 feet, a central angle of 93 degrees 04 minutes 26 seconds, an arc length of 243.67 feet and a chord that bears **North 09 degrees 17 minutes 02 seconds West, 217.75 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 333+58.06;
- 42) **Thence**, across the said 71.846 acre tract, **North 37 degrees 15 minutes 11 seconds East, 95.20 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 334+53.26;
- 43) **Thence**, across the said 71.846 acre tract, with a curve to the left having a radius of 50.00 feet, a central angle of 41 degrees 58 minutes 09 seconds, an arc length of 36.62 feet and a chord that bears **North 16 degrees 16 minutes 06 seconds East, 35.81 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 335+08.20;
- 44) **Thence**, across the said 71.846 acre tract, **North 04 degrees 42 minutes 58 seconds West, 29.28 feet** to an iron pin set, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 335+37.48;
- 45) **Thence**, across the said 71.846 acre tract, with a curve to the right having a radius of 75.00 feet, a central angle of 39 degrees 28 minutes 14 seconds, an arc length of 51.67 feet and a chord that bears **North 15 degrees 01 minutes 09 seconds East, 50.65 feet** to an iron pin set on the south existing right of way for Turtle Station Way, said pin being 25.00 feet left of the centerline of Big Walnut Trail North Section at station 335+71.92;
- 46) **Thence**, along the south existing right of way for Turtle Station Way, with a curve to the left having a radius of 180.00 feet, a central angle of 16 degrees 07 minutes 05 seconds, an arc length of 50.64 feet and a chord that bears **South 50 degrees 45 minutes 08 seconds East, 50.47 feet** to the **TRUE POINT OF BEGINNING**, containing 2.660 acres.

The parcel of land described contains, 2.660 acres, more or less in Franklin County Auditor's Parcel Number 600-211699-00 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