

EXHIBIT A

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Ver. Date 03/04/2025

PID 115797

**PARCEL 35-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 "B" as numbered and delineated on the plat of Sharon Woods Section 1, recorded in Plat Book 40, Page 14, lying within a 3.088-acre parcel conveyed to Metro Columbus Baptist Association, an Ohio Non-Profit Corporation of record in Instrument Number 202201120008493 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 the right of way of State Route 161 with the centerline of right of way of Sharon Wood Boulevard, of record in Plat Book 40, Page 14, being Sharon Woods Boulevard centerline station 60+00.00;

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

Thence with a curve to the left having a radius of 1,250.00', an arc length of 384.36', a delta of 17°37'04", subtended by a chord bearing N 05°33'13" E, along the centerline of said Sharon Woods Boulevard, a distance of 382.84' to a point, being centerline station 67+37.50;

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Thence leaving the said centerline, S 75°38'16" W, a distance of 35.00' to a pin set on the westerly existing right-of way line of Sharon Woods Boulevard at the southeasterly property corner of the said 3.088-acre tract and the northeasterly property corner of a 3.723-acre tract described to G & A Sharon Woods Center, LLC, an Ohio Limited Liability Company of record in Instrument Number 202312010125223, being 35.00' left of Station 67+37.50 and the **Point of Beginning** of the tract herein described;

Thence leaving the said westerly right of way, S 63°58'17" W, along the northerly property line of said 3.723-acre tract, a distance of 22.98' to a pin set, being 57.49' left of centerline station 67+32.63;

Thence leaving said northerly property line and passing through the said 3.088-acre tract the following three (3) courses and distance:

1. With a curve to the right having a radius of 57.50', a delta of 35°00'44", an arc length of 35.14', and subtended by a chord bearing N 04°18'43" E, a distance of 34.59' to a pin set, being 46.10' left of centerline station 67+66.70;
2. With a curve to the left having a radius of 49.00', a delta of 39°03'26", an arc length of 33.40', and subtended by a chord bearing N 02°17'22" E, a distance of 32.76' to a pin set, being 35.58' left of centerline station 67+98.78;
3. N 72°49'44" E, a distance of 0.58' to a pin set on the said westerly right of way of Sharon Woods Boulevard, being 35.00' left of centerline station 67+98.78;

Thence with a curve to the right having a radius of 1,215.00', a delta of 02°48'32", an arc length of 59.56', and subtended by a chord bearing S 15°46'00" E, along the said westerly right of way, a distance of 59.56' to the **Point of Beginning**, containing 0.016 acres, more or less, in Auditors Parcel No. 010-149219 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.

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.

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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