

EXHIBIT A

COC WD

Rev. 1-31-23

Date 2/26/25

Plan No. 3723-E

PARCEL 23A-WD 0.005 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]

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey Number 2668, and being part of a tract of land conveyed to City of Columbus, Ohio in Instrument Number 202212090166179, and also being part of Lot 1 of the SUBDIVISION OF M.L. SULLIVANTS LAND as delineated in Plat Book 11, Page 21, all being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline of right-of-way and construction of Sullivant Avenue made by E.P. Ferris & Associates, Inc., and being located within the following described points in the boundary thereof:

COMMENCING at a 3/8" by 8" mag spike with a 1" diameter head, with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" set, being in the centerline of Sullivant Avenue (60'), being said Sullivant Avenue centerline Station 186+27.41;

Thence along said centerline, South 76 degrees 37 minutes 57 seconds West, 1,608.44 feet to a point, being on the southeasterly line of said Trustees of Ohio State Asylum for Idiots tract, said point being said Sullivant Avenue centerline Station 170+18.97;

Thence across said Sullivant Avenue right-of-way, across said Trustees of Ohio State Asylum for Idiots tract, North 13 degrees 22 minutes 03 seconds West, 30.00 feet to a 5/8" x 30" rebar with yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" set, being on the northwesterly right-of-way line of said Sullivant Avenue, also being a northwesterly line of said Trustees of Ohio State Asylum for Idiots tract, said rebar set being 30.00 feet left of said Sullivant Avenue centerline Station 170+18.97 and 62.58 feet left of Townsend Avenue (Private) centerline Station 500+23.72, and also being the **TRUE POINT OF BEGINNING**;

Thence across said 4.029 acre tract for the following two (2) courses:

- 1) North 13 degrees 22 minutes 03 seconds West, 8.00 feet to a 5/8" x 30" rebar with yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" set, said rebar set being 38.00 feet left of said

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Sullivant Avenue centerline Station 170+18.97 and 63.40 feet left of said Townsend Avenue centerline Station 500+31.67;

- 2) North 76 degrees 37 minutes 57 seconds East, 26.19 feet to a 3/8" by 8" Mag Spike with a 1" diameter head, with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" set on the westerly line of said Trustees of Ohio State Asylum for Idiots tract, said point being 38.00 feet left of said Sullivant Avenue centerline Station 170+45.16 and 37.35 feet left of said Townsend Avenue centerline Station 500+34.36;

Thence along said westerly line, South 07 degrees 49 minutes 00 seconds East, 8.04 feet to a 3/8" by 8" Mag Spike with a 1" diameter head, with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" set at a southerly corner of said Trustees of Ohio State Asylum for Idiots tract, and also being the northwesterly line of said Sullivant Avenue, said point being 30.00 feet left of said Sullivant Avenue centerline Station 170+44.38 and 37.31 feet left of said Townsend Avenue centerline Station 500+26.32;

Thence along a northwesterly line of said Trustees of Ohio State Asylum for Idiots tract and said northwesterly right-of-way line, South 76 degrees 37 minutes 57 seconds West, 25.41 feet to the **POINT OF TRUE BEGINNING**;

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

The above described parcel contains 0.005 acres, of which 0.005 acres are contained within Franklin County Auditor's Parcel 010-308998, of which 0.000 acres are in the present road occupied, resulting in a net take of 0.005 acres from Parcel Number 010-308998.

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, (NAD 83, 2011 Adjustment). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations of selected stations in the Ohio Departments of Transportation Virtual Reference Station network. The portion of the centerline of right-of-way of Sullivant Avenue having a bearing of North 76 degrees 37 minutes 57 seconds East, designated "basis of bearing".

All monuments found are in good condition unless otherwise noted.

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The stationing referenced herein is based on an arbitrary station where the centerline of Sullivant Avenue intersects with the centerline of South Ogden Avenue, being Station 104+84.61.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, and is based on field surveys conducted by E.P. Ferris and Associates, Inc. in December 2020 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

This description was prepared on February 27, 2025.



Matthew Lee Sloat 3/3/25

Matthew Lee Sloat, PS 8342

Date