

EXHIBIT A

COC WD

Rev. 1-31-23

Date 1/23/24

Plan No. 3915-E

**PARCEL 65-WD
0.3183 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, Franklin County, City of Columbus, U.S. Military Lands, Quarter Township Situated in the State of Ohio, Franklin County, City of Columbus, U.S. Military Lands, Quarter Township 3, Township 1, Range 17, being a 0.914 acre tract as conveyed to Dianne A. Phares. Prior instrument reference as of the date this survey was prepared: Instrument Number 200112110288880, of the Recorder's Office, Franklin County, Ohio. Being bounded and described as follows:

Commencing at a 1" Iron Pin set in a Monument Box at an angle point in the centerline of Mock Road (60' wide) as established and accepted by the Commissioners of Franklin County in Road Record 7, Page 82, and said point also being at the northwest property corner of a 1.828 acre tract as conveyed to James T. Wilson and Jean E. Wilson in Deed Book 3344, Pg. 174, said point also being on the Mock Road centerline station 65+15.17 and being the **True Point of Beginning**;

Thence S 14°47'30" E a distance of 242.65' along the centerline Mock Road and also being along the westerly property line of said James T. Wilson and Jean E. Wilson tract to a point at the northeast property corner of a 0.7939 acre tract as conveyed to Jodi M. Sealey in Instrument Number 202203150041457 and being on the Mock Road centerline station 67+57.82;

Thence N 86°16'00" W a distance of 31.64' leaving the centerline Mock Road and the westerly property line of said James T. Wilson and Jean E. Wilson tract and along the northerly property line of said Jodi M. Sealey tract to an iron pin set on the westerly standard highway easement line of Mock Road, being 30.00' right the Mock Road centerline station 67+47.76;

Thence leaving the westerly standard highway easement line of said Mock Road and the northerly property line of said Jodi M. Sealey tract and through said Dianne A. Phares tract the following six (6) courses:

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- 1.) N 16°50'32" W a distance of 19.70' to an iron pin set, being 30.70' right of the Mock Road centerline station 67+28.08;
- 2.) S 73°09'28" W a distance of 12.00' to an iron pin set, being 42.70' right of the Mock Road centerline station 67+28.51;
- 3.) N 16°50'32" W a distance of 20.00' to an iron pin set, being 43.41' right of the Mock Road centerline station 67+08.52;
- 4.) N 73°09'28" E a distance of 6.00' to an iron pin set, being 37.42' right of the Mock Road centerline station 67+08.31;
- 5.) N 16°50'32" W a distance of 93.08' to an iron pin set, being 40.75' right of the Mock Road centerline station 66+15.29;
- 6.) With a curve to the left having an arc length of 145.45', a radius of 120.00', a delta of 69°26'58", a chord bearing of N 51°34'01" W, a chord length of 136.71' to an iron pin set on the southerly standard highway easement line of Mock Road, being 30.00' right of the Mock Road centerline station 63+95.93;

Thence N 86°17'30" W a distance of 15.25' along the southerly standard highway easement line of Mock Road to a point also being on the easterly property line of a 0.528 acre tract as conveyed to Dianne A. Farington in Official Record 02063, Page F06 and Deed Book 3210, Page 456, said point being referenced by an ¾" iron pipe found 30.15' right of the Mock Road centerline station 63+80.24, said point also being on the westerly property line of said Dianne A. Phares tract, being 30.00' right of the Mock Road centerline station 63+80.68;

Thence N 03°45'30" E a distance of 30.00' along the easterly property line of said Dianne A. Farington tract to a point at the northeast Property corner of said Dianne A. Farington tract and being on the centerline of Mock Road at Mock Road centerline station 63+80.71;

Thence S 86°17'30" E a distance of 134.46' along the centerline Mock Road to the **True Point of Beginning**;

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The above described area contains 0.3183 acres of land, more or less, of which the present road occupies 0.2414 acres of land, being part of Franklin County Auditor's Parcel Number 010-167519.

All references here in are to records in the Recorders Office, Franklin County, Ohio.

Grantor claims title by Instrument Number 200112110288880.

The basis of bearings for this description are based Geodetic North of the Ohio State Plane Coordinate System, South zone, NAD83 (2011) as determined from GPS observations utilizing the ODOT RTN with the centerline of Right-of-Way of Mock Road being S 86°17'30" E.

All stations and offsets here in are referenced to the centerline of existing right-of-way of Mock Road as shown upon the right-of-way plan "Improvements of Alum Creek Trail Mock Road Connector from E. Hudson Street and Parkwood Avenue to Existing Alum Creek Trail at Sunbury Road and Mock Road "on file with the City of Columbus, Ohio.

All pins set are 5/8 inch rebar, 30 inches long, with a yellow cap reading "NEAS, INC ".

This description is based on a field survey in May, 2022 prepared under the direct supervision of Charles W. Price Jr., Registered Professional Surveyor, No. 7825.

Charles W. Price, Jr., P.S. No. 7825

Date