

EXHIBIT A

COC WD

Rev. 1-31-23

Date 12/19/24

Plan No. 3823-E

**PARCEL 34-WD
0.013 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, located in Virginia Military Survey 1425 and being out of that 8.217 acre tract conveyed to 4395 Clime Road, LLC an Ohio Limited Liability Company by Instrument Number 202112030220241, (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) and south of Clime Road, also known as County Road 125 (130' wide) being 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 Construction 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+00.00).

Thence South 75° 29' 15" East a distance of 53.69 feet along the centerline of right of way of Clime Road, being 53.69 feet right of the centerline of right-of-way of Georgesville Road station 86+99.37;

Thence South 14° 30' 45" West a distance of 83.00 feet, leaving perpendicularly to the centerline of right of way of Clime Road to the east right of way of Georgesville Road and a point on the east line of a 1.325 acre tract of land designated **122WD** and acquired by the County of Franklin in Deed Book 3237, Page 533, point also being the south corner of a 0.005 acre tract of land acquired by the Franklin County Commissioners in Instrument Number 200808210127599, point also being the northwest corner of said 4395 Clime Road, LLC tract, being 51.49 feet right of the centerline of Georgesville Road station 86+15.23, and being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence **North 57° 42' 40" East** a distance of **7.75 feet**, along the south line of said 0.005 acre tract in the east right of way line of Georgesville Road and being the south right of way of Clime Road to an iron pin set, being 57.00 feet right of the centerline of right-of-way of Georgesville Road station 86+20.74;

Thence **South 12° 49' 37" West** a distance of **140.07 feet**, crossing said 4395 Clime Road, LLC tract to the south property line of said subject parcel and the north line of a 0.749 acre tract conveyed by deed to United Urgent Care LLC, as recorded in Instrument Number 201806010073072 to an iron pin set, being 55.00 feet right of the centerline of right-of-way of Georgesville Road station 84+80.05;

Thence **North 73° 52' 22" West** a distance of **1.89 feet**, along the north line of said 0.749 acre tract to the said east right of way line of Georgesville Road being the southeast corner of said parcel 122-WD and a 5/8 inch iron pin found, being 53.12 feet right of the centerline of right-of-way of Georgesville Road station 84+80.19;

Thence **North 9° 21' 40" East** a distance of **29.83 feet**, along said east right of way line of Georgesville Road and parcel 122WD to a point of deflection, being 51.83 feet right of the centerline of right-of-way of Georgesville Road station 85+09.99;

Thence **North 11° 51' 08" East** a distance of **104.70 feet**, along said east right of way line of Georgesville Road and parcel 122WD, to the TRUE POINT OF BEGINNING, containing 0.013 acres, more or less and is located in Franklin County Auditors Parcel Number 010-233237-00.

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.

Iron pins set, where indicated, are circular reinforcing bars, five eighths (5/8) inch diameter, thirty inches long with a plastic plug placed on the top reading "SJCA FIRM #0107".

Grantor claims title by Instrument Number 202112030220241, as recorded in Franklin County Recorder's office.

Basis of Bearing: Back station of 104+00.00 bearings are based from drawing 3526-E on file with the City of Columbus and "...are relative to the Grid North of the Ohio State Plane, South Zone. The values were based on control set in November 2018 using RTK projection set: Ohio South NAD 83 (2011) Datum. Bearings are for the purpose of indicating angular measurements only. The bearing being calculated for Hall Road is South 86 degrees 49 minutes 21 seconds East."

Ahead of station 104+00 bearings are relative to the Grid of the Ohio State Plane, South Zone. The values were based on control set in September 2021 using RTK projection set: Ohio South NAD 83 (2011) Datum. Bearings are for the purpose of indicating angular measurements only. The bearing being calculated for Georgesville Road is governed by above datum and a tie to said drawer E 3526 plan at station 104+00 bearing being North 24 degrees 04 minutes 45 seconds East between station 104+00 and station 104+35.34.

The stations referred to herein are from the Centerline of Construction and Right of Way for Georgesville Road FRA-26 at Hall Road, plans – 3526E dated 1/12/2023, on file with the City of Columbus.

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

Registered Surveyor No. 7750

Date