

## **EXHIBIT A**

COC P

Rev. 1-31-23

Date 12/19/24

Plan No. 3823-E

**PARCEL 37-P**  
**0.130 ACRES**

**PERMANENT EASEMENT  
PROVIDES THE RIGHT TO CONSTRUCT AND PERPETUALLY MAINTAIN CURB  
RAMPS, SIDEWALK IMPROVEMENTS, AND APPURTENANCES THERETO  
IN THE NAME AND FOR THE USE OF  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Franklin, Franklin Township, located in Virginia Military Survey 1425 and being out of that 29.948 acre tract conveyed to AREC 36, LLC, a Delaware Limited Liability Company by Instrument 202001230011311, (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 left side of the existing centerline of right-of-way of Georgesville Road, also known as Franklin County Road 26 (width varies) more particularly described as follows:

Beginning, for reference, at an aluminum disk within a monument assembly set at the intersection of the centerline of Construction for Georgesville Road (STA 97+35.46) and Clime Road North (STA 10+00.00). Said monument being on the south line of a City of Columbus parcel **126-WD** (appropriated in Franklin County Court of Common Pleas Case No. 72CV-06-1972, DB 3309, PG 365) and the north line of a County of Franklin parcel **125-WD** (DB 3216, PG 219).

Thence North 24° 08' 23" East a distance of 18.54 feet, along the centerline of right of way of Georgesville Road to a point being station 97+54.00;

Thence North 65° 51' 37" West a distance of 61.97 feet to an iron pin set, leaving perpendicularly to the centerline of right of way of Georgesville Road to the west right of way of Georgesville Road being a 2.655 acre parcel designated as parcel **123-WD** (appropriated by the Franklin County Court of Common Pleas Case No. 72CV-06-1983, recorded in Deed Book 3410, Page 766) and being the east property line of said AREC 36, LLC parcel, being 61.97 feet left of the centerline of Georgesville Road station 97+54.00, being the TRUE POINT OF BEGINNING of the parcel herein described;

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Thence **North 35° 40' 49" West**, a distance of **13.92 feet** crossing said AREC 36, LLC parcel to an iron pin set, being 74.00 feet left of the centerline of Georgesville Road station 97+61.00;

Thence **North 25° 23' 20" East**, a distance of **596.38 feet** crossing said AREC 36, LLC parcel to the north property line to an iron pin set, being 61.00 feet left of the centerline of Georgesville Road station 103+57.24;

Thence **South 73° 41' 51" East**, a distance of **6.85 feet** along said north property line of AREC 36, LLC parcel to said west right of way Georgesville Road and said parcel 123-WD to a 5/8-inch iron pin found, being 54.21 feet left of the centerline of right-of-way of Georgesville Road station 103+58.60;

Thence **South 24° 52' 29" West**, a distance of **604.22 feet** along said west right of way of Georgesville Road, to the TRUE POINT OF BEGINNING, containing 0.130 acres, more or less and is located in Franklin County Auditors Parcel Number 570-207035-00.

Description is prepared from an actual field survey prepared by SJCA Inc. in the winter of 2021.

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".

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

Grantor claims title by Instrument 202001230011311, as recorded in Franklin County Recorder's office.

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.

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."

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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.

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

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Registered Surveyor No. 7750

Date