

## **EXHIBIT A**

COC SW

Rev. 1-31-23

Date 9/20/24

Plan No. 3823-E

**PARCEL 28-SW  
0.072 ACRES**

**SEWER EASEMENT  
PROVIDES THE RIGHT TO CONSTRUCT AND PERPETUALLY MAINTAIN  
SEWER IMPROVEMENTS AND APPURTENANCES THERETO  
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 5.297 acre tract conveyed to UIRC-GSA Columbus OH, LLC a Delaware Limited Liability Company by instrument number 201311250195564, (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 (variable width), more particularly described as follows:

Beginning, for reference, at a monument assembly set on the point of intersection of a spiral of the centerline of right of way for Georgesville Road being 5.10 feet right of station 78+86.15. Said monument also being on the east property line of a 0.440 acre tract of land conveyed to Franklin County Board of Commissioners parcel **112-WD** (DB 3395, PG 185) and the west property line of a tract of land conveyed to County of Franklin parcel **114-WD** (DB 3237, PG 538).

Thence **North 13° 01' 33" East**, a distance of **260.16 feet** along said property lines to the northwest corner of a 0.124 acre tract of land conveyed to Franklin County Board of Commissioners parcel **117-WD** (DB 3215, PG 363), being 5.42 feet right of the centerline of Georgesville Road station 81+46.03;

Thence **South 74° 24' 55" East**, a distance of **44.53 feet** along the north line of said 117-WD tract passing a MAG nail at 42.17 feet to the east right of way line of Georgesville Road and the City of Columbus – Franklin Township corporation line also being the northwest corner of said UIRC-GSA Columbus OH, LLC tract and the southwest corner of a 5.313 acre tract of land conveyed to Askari Properties, LLC in instrument 20140140135888, being 49.85 feet right of the centerline of Georgesville Road station 81+43.12, and being the TRUE POINT OF BEGINNING of the parcel herein described;

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Thence **South 74° 24' 55" East**, a distance of **17.19 feet** along the north line of the subject property and the City of Columbus – Franklin Township corporation line to a point, being 67.00 feet right of the centerline of right-of-way of Georgesville Road station 81+42.00;

Thence **South 07° 16' 29" West**, a distance of **37.69 feet** across the subject property to a point, being 70.00 feet right of the centerline of right-of-way of Georgesville Road station 81+04.46;

Thence **South 14° 59' 29" West**, a distance of **117.97 feet** across the subject property to a point, being 64.50 feet right of the centerline of right-of-way of Georgesville Road station 79+88.00;

Thence **South 17° 50' 56" West**, a distance of **31.76 feet** across the subject property to a point on the south property line, being 62.00 feet right of the centerline of right-of-way of Georgesville Road station 79+57.00;

Thence **North 74° 55' 51" West**, a distance of **11.16 feet** along south property line of the subject property to a point on the east right of way line of Georgesville Road, being 50.84 feet right of the centerline of right-of-way of Georgesville Road station 79+57.27;

Thence **North 12° 05' 07" East**, a distance of **187.44 feet** along the east right of way line of Georgesville Road, to the TRUE POINT OF BEGINNING, containing 0.072 acres, more or less and is located in Franklin County Auditors Parcel Number 010-207706-00.

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.

Grantor claims title by Instrument 201311250195564, as recorded in Franklin County Recorder's office.

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The bearings shown herein are based on the same meridian as the bearings shown on the 1971 right of way plans for "Franklin County Road No. 26" of record in Drawer E 1149 in the City of Columbus, Franklin County, Ohio. On said plan of record, the centerline of Georgesville Road has a bearing of North 24°04'22" East for the tangent section between station 92+13.75 and station 104+34.86.

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

*Robert A. Bosworth*

12-20-24

Registered Surveyor No. 7750

Date

