

## **EXHIBIT A**

COC P

Rev. 1-31-23

Date 12/19/24

Plan No. 3823-E

**PARCEL 43-P**  
**0.005 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**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, Franklin Township, located in Virginia Military Survey 1425 and being out of that 0.392 acre tract conveyed to AREC 36, LLC, a Delaware Limited Liability Company by Instrument Number 2020012300011311, (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 in a monument box FCGS 5443 found 19.44 feet right of station 108+88.17. Said monument being at the southwest corner of a 0.22 acre City of Columbus parcel **136-WD** (DB 3247, PG 178) and the northwest corner of a 1.14 acre City of Columbus parcel **135-WD** (appropriate in Franklin County Court of Common Pleas Case No. 72CV-06-1974, DB 3407, PG 347).

Thence South 25° 02' 50" West a distance of 475.61 feet, along the centerline of right of way of Georgesville Road from the year 1827, also being the west line of said parcel 135-WD to a point being the northeast corner of a 0.036 acre City of Columbus, Ohio parcel **127-WD** (DB 3245, PG 683) and being 14.77 feet left of the current centerline of right of way Georgesville Road station 104+14.40;

Thence North 64° 32' 14" West a distance of 35.16 feet, along the north line of said parcel 127-WD to the west right of way of Georgesville Road and being the northeast corner of said AREC 36, LLC parcel, being 49.92 feet left of the centerline of Georgesville Road station 104+15.25, being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence **South 24° 04' 22" West**, a distance of **56.43 feet** along said west right of way line of Georgesville Road and said parcel 127-WD to the southeast corner of said AREC

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36, LLC parcel to a point in the north line of a 2.655 acre parcel designated as parcel **123-WD** appropriated by the Franklin County Board of Commissioners (Franklin County Court of Common Pleas Case No. 72CV-06-1983, recorded in Deed Book 3410, Page 766) , being 49.87 feet left of the centerline of Georgesville Road station 103+58.77;

Thence **North 73° 41' 51" West**, a distance of **4.17 feet** along the south property line of said AREC 36, LLC parcel and the north line of said parcel 123-WD to a 5/8 inch iron pin found (0.42 feet north, 0.21 feet west of said corner), being 54.00 feet left of the centerline of Georgesville Road station 103+58.20;

Thence **North 24° 07' 25" East**, a distance of **57.09 feet** crossing said AREC 36, LLC parcel to the north property line to a pin set, in the south line of a 1.103 acre tract conveyed by deed to SOI Properties 19, LLC, as recorded in Instrument Number 202001280013372, being 54.00 feet left of the centerline of right-of-way of Georgesville Road station 104+15.35;

Thence **South 64° 32' 14" East**, a distance of **4.09 feet** along said north property line and the south line of said 1.103 acre tract, to the TRUE POINT OF BEGINNING, containing 0.005 acres, more or less and is located in Franklin County Auditors Parcel Number 570-144441-00.

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 202001230192113, 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.

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Basis of Bearing: 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 NAD83 (2011) Datum. The bearing being calculated for Georgesville Road is governed by above Datum and tie to said Drawer E 3526 plan at station 104+00 bearing being North 24° 04' 45" 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