

EXHIBIT A

COC S

Rev. 1-31-23

Date 1/23/24

Plan No. 3915-E

**PARCEL 56-S
0.0275 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, Franklin County, City of Columbus, U.S. Military Lands, Quarter Township 3, Township 1, Range 17, being a 1.100 acre tract as conveyed to L &D Inds., LLC, an Ohio Limited Liability Company. Prior instrument reference as of the date this survey was prepared: Instrument Number 201802230025635, of the Recorder's Office, Franklin County, Ohio. Being bounded and described as follows:

Commencing at a point at the intersection of the southerly standard highway easement line of Mock Road (60' wide) as established and accepted by the Commissioners of Franklin County in Road Record 7, Page 82 and the westerly property line of a 0.599 acre tract as conveyed to the Casey M. Karnes in Instrument Number 201408050101334, said point being referenced by a 1" iron pipe found 30.04' right of the Mock Road centerline station 55+80.66, said point also being on the easterly property line of said 1.100 acre tract, being 30.00' right of the Mock Road centerline station 55+80.75 and being the **True Point of Beginning**;

Thence S 03°44'30" W a distance of 10.00' leaving the southerly standard highway easement line and along the westerly property line of said Casey M. Karnes tract and the easterly property line of said 1.100 acre tract to a point, being 40.00' right of the Mock Road centerline station 55+80.74;

Thence N 86°17'30" W a distance of 119.99' leaving the westerly property line of said Casey M. Karnes tract and through said L &D Inds., LLC, an Ohio Limited Liability Company tract to a point on the easterly right-of-way line of Mock Road (70' wide) and the northeast property corner of a 0.973 acre tract as conveyed to New Life Apostolic Church in Official Record 1631, Page B11, being 40.00' right of the Mock Road centerline station 54+60.75;

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Thence N 03°44'00" E a distance of 10.00' along the easterly right-of-way line of Mock Road to a point at the intersection of the easterly right-of-way line of Mock Road and the southerly standard highway easement line of said Mock Road, being 30.00' right of the Mock Road centerline station 54+60.75;

Thence S 86°17'30" E a distance of 120.00' along the southerly standard highway easement line of said Mock Road to the **True Point of Beginning**;

The above described area contains 0.0275 acres of land, more or less, of which the present road occupies 0.000 acres of land, being part of Franklin County Auditor's Parcel Number 010-143554.

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

Grantor claims title by Instrument Number 201802230025635.

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.

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