

EXHIBIT A

COC WD

Rev. 1-31-23

Date 2/18/25

Plan No. 4063-E

**PARCEL 13-WD
0.945 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, known as being part of Lot 7, Quarter Township 3, Township 2, Range 17, United States Military Lands, also known as being part of a 3.283 acre tract (Tract II), a 1.707 acre tract (Tract III), a 0.108 acre tract, and a 1.882 acre tract as conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 201712010169616, (all references refer to the records of the Recorder's Office, Franklin County, Ohio), lying on the left side of the existing centerline of right-of-way of State Route 3 (Westerville Road) (width varies), and being more particularly described as follows:

BEGINNING at Franklin County Geodetic Survey Monument "1210" found in a monument box, at a point of intersection in the existing centerline of right-of-way of State Route 3, being Station 162+50.95, said point also being a southeasterly corner of said 3.283 acre tract and a southwesterly corner of a 0.732 acre tract as conveyed to the City of Columbus, Ohio by deed of record in Official Record 24093D16;

Thence South 29° 43' 53" West, a distance of 1.45 feet, being coincident with the existing centerline of right-of-way of State Route 3 and the line common to said 3.283 and 0.732 acre tracts, to an 8-inch magnetic spike set at the corner common to said 3.283 and 0.732 acre tracts and at a northerly corner of a 15.868 acre tract as conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 202402120014630, said point being existing centerline of right-of-way Station 162+49.50;

Thence North 86° 17' 08" West, a distance of 66.76 feet, being coincident with a line common to said 3.283 acre and 15.868 acre tracts, passing the existing highway easement line of State Route 3 at a distance of 33.38 feet, being 30.00 feet left of centerline right of way Station 162+34.86, to an iron pin set on a line common to said 3.283 acre and 15.868 acre tracts, being 60.00 feet left of existing centerline of right-of-way Station 162+20.21;

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Thence, within said 3.283 acre, 1.707 acre and 1.882 acre tracts, the following six (6) courses:

1. North 29° 43' 53" East, a distance of 66.75 feet to an iron pin set, being 60.08 feet left of centerline right of way Station 162+86.84;
2. North 17° 02' 08" East, a distance of 121.21 feet to an iron pin set, being 87.00 feet left of centerline right of way Station 164+05.00;
3. North 30° 23' 32" West, a distance of 72.55 feet to an iron pin set, being 150.00 feet left of centerline of right of way Station 164+41.00;
4. North 29° 51' 53" East, a distance of 78.00 feet to an iron pin set, being 150.00 feet left of centerline of right of way Station 165+19.00;
5. South 84° 37' 30" East, a distance of 98.89 feet to an iron pin set, being 60.00 feet left of centerline of right of way Station 165+60.00;
6. North 29° 51' 53" East, a distance of 151.56 feet to an iron pin set on the easterly line of said 1.882 acre tract and being a corner common to that 2.762 acre tract as conveyed to Weber Holdings – Westpick, Ltd. by deed of record in Instrument Number 199912300318431 and that 0.069 acre tract as conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 201909270126963, being 60.00 left of centerline of right of way Station 167+11.56;

Thence South 60° 08' 08" East, a distance of 60.00 feet, being coincident with the line common to said 2.762 acre and 0.069 acre tracts, passing the existing highway easement line of State Route 3 at a distance of 30.00 feet, being 30.00 feet left of centerline right of way Station 167+11.56, to an 8 inch magnetic spike set on the existing centerline of right-of-way of State Route 3, being Station 167+11.56;

Thence South 29° 51' 53" West, a distance of 460.61 feet, being coincident with said existing centerline of right of way, passing an 8 inch magnetic spike set at a corner common to said 1.707 acre and 3.83 acre tracts at a distance of 395.22 feet, to the **TRUE POINT OF BEGINNING**, containing a total of 0.945 acre, more or less, of which 0.092 acre lies within said 3.283 acre tract of which the present road occupies 0.046 acre; 0.364 acre lies within said 1.707 acre tract, of which the present road occupies 0.061 acre; 0.489 acre lies within said 1.882 acre tract, of which the present road occupies 0.169 acre, and being subject to any easements, restrictions, or rights-of-way of record.

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The above described area is all within Franklin County Auditor's Parcel Number 600-210755-00.

Grantor claims title by Instrument Number 201712010169616.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, the North American Datum of 1983 with the 2011 adjustment (NAD83(2011)), with the bearing of South 29° 51' 53" West for the existing centerline of right-of-way of State Route 3.

All stations and offsets herein are referenced to the centerline of the existing centerline of right of way of State Route 3 as shown upon the right of way plan "FRA-3-23.46 IMPROVEMENTS OF KILBOURNE RUN SPORTS PARK ROUNDABOUT" on file with the City of Columbus, Ohio.

All Iron Pins Set are 5/8-inch rebar, 30-inches long, with a yellow cap stamped "DLZ."

This description was prepared by Samuel L. Stiltner, Ohio Professional Surveyor Number 8364, and is based on an actual field survey conducted by DLZ Ohio, Inc. in February, 2023 under the direct supervision of Robert J. Sands, Ohio Professional Surveyor Number 8053.


Samuel L. Stiltner, S-8364


Date



2221-6026.00 CRPD

13-WD

	RAW	TRAVERSE	No	RULE - Balanced Angles	
Point	Coordinates		Coordinates		Delta
1	N	753390.1313	N	753390.1313	0.0000
	E	1850078.5092	E	1850078.5092	
S 29-43-53 W	Dist:1.4500				
2	N	753388.8722	N	753388.8722	0.0000
	E	1850077.7901	E	1850077.7901	
N 86-17-08 W	Dist:66.7600				
3	N	753393.1972	N	753393.1972	0.0000
	E	1850011.1703	E	1850011.1703	
N 29-43-53 E	Dist:66.7500				
4	N	753451.1602	N	753451.1602	0.0000
	E	1850044.2740	E	1850044.2740	
N 17-02-08 E	Dist:121.2100				
5	N	753567.0519	N	753567.0519	0.0000
	E	1850079.7843	E	1850079.7842	
N 30-23-32 W	Dist:72.5500				
6	N	753629.6323	N	753629.6322	0.0000
	E	1850043.0800	E	1850043.0800	
N 29-51-53 E	Dist:78.0000				
7	N	753697.2741	N	753697.2741	0.0000
	E	1850081.9204	E	1850081.9204	
S 84-37-30 E	Dist:98.8900				
8	N	753688.0107	N	753688.0107	0.0001
	E	1850180.3756	E	1850180.3755	
N 29-51-53 E	Dist:151.5600				
9	N	753819.4441	N	753819.4441	0.0001
	E	1850255.8455	E	1850255.8454	
S 60-08-08 E	Dist:60.0000				
10	N	753789.5671	N	753789.5672	0.0001
	E	1850307.8778	E	1850307.8778	
S 29-51-53 W	Dist:460.6100				
1	N	753390.1245	N	753390.1245	0.0001
	E	1850078.5153	E	1850078.5154	

Angular error = 0-00-00

Angular error/set = 0-00-00 Over

Error North : 0.0069

Error East : -0.0062

Absolute error : 0.0092

Error Direction : N 41-56-26 W

Perimeter : 1177.7800

Precision : 1 in 127540.7223

Number of sides : 10

Area : 41177.9 sq. ft. , 0.9453 Acres

