

EXHIBIT A

COC WD

Rev. 1-31-23

Date 1/23/24

Plan No. 3915-E

**PARCEL 42-WD
0.4132 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, Franklin County, City of Columbus, U.S. Military Lands, Quarter Township 3, Township 1, Range 17, being a 0.135 and 7.000 acre tracts as conveyed as Parcels 3 and 1, respectfully, to Educational Solutions Co., an Ohio Non-profit Corporation. Prior instrument reference as of the date this survey was prepared: Instrument Number 202111030199997, of the Recorder's Office, Franklin County, Ohio. Being bounded and described as follows:

Commencing at a 1" Iron Pin set in a Monument Box at the intersection of the centerline of Mock Road (60' wide) as established and accepted by the Commissioners of Franklin County in Road Record 7, Page 82, and the centerline of Woodland Avenue (50' Wide), said point also being on the Mock Road centerline station 25+51.85;

Thence S 86°17'30" E a distance of 1507.19' leaving said intersection with Woodland Avenue and along the centerline of said Mock Road to a point at the centerline line of Mock Road and being on the westerly property line of said 0.135 acre tract and the easterly line of Mock Road as dedicated in Arlington Park – Tract No. 1, Plat Book 23, Page 18, said point also being at the Mock Road centerline station 40+59.04 and being the **True Point of Beginning**;

Thence N 03°32'30" E a distance of 45.00' leaving said centerline of Mock Road and along the westerly property line of said 0.135 acre tract, crossing said northerly standard highway easement line of Mock Road being referenced by a 1" iron pipe found 29.57' left of the Mock Road centerline station 40+59.00 to an iron pin set, being 45.00' left of the Mock Road centerline station 40+58.91;

Thence S 86°17'30" E a distance of 7.82' leaving the westerly property line of said 0.135 acre tract and crossing through said 0.135 acre tract to an iron pin set on the easterly property line of said 0.1350 acre tract and the westerly property line of said 7.000 acre tract, being 45.00' left of the Mock Road centerline station 40+66.73;

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Thence S 86°17'30" E a distance of 392.18' leaving the easterly property line of said 0.135 acre tract and crossing through said 7.000 acre tract to an iron pin set on the easterly property line of said 7.000 acre tract and the westerly property line of 105.413 acre tract as conveyed to the City of Columbus, Ohio in Deed Book 2497, Page 461, being 45.00' left of the Mock Road centerline station 44+58.91;

Thence S 03°32'30" W a distance of 45.00' along the westerly property line of said City of Columbus, Ohio tract and passing the northerly standard highway easement line of Mock Road, being referenced by a ¾" iron pipe found at 29.36' left of the Mock Road centerline station 44+58.91 to a point on the southwest property corner of said City of Columbus, Ohio tract and being on the centerline of Mock Road, said point being on the Mock Road centerline station 44+59.04;

Thence N 86°17'30" W a distance of 400.00' leaving the southwest property corner of said City of Columbus, Ohio tract and along the centerline of Mock Road to the **True Point of Beginning**;

The above described area contains 0.4132 acres of land, more or less, being 0.0081 acres out of Franklin County Auditor's Parcel Number 010-303745 and being 0.4051 acres out of Franklin County Auditor's Parcel Number 010-129761, of which the present road occupies 0.0054 acres of land out of Franklin County Auditor's Parcel Number 010-303745 and 0.2701 acres out of Franklin County Auditor's Parcel Number 010-129761;

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

Grantor claims title by Instrument Number 202111030199997.

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.

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All pins set are 5/8 inch rebar, 30 inches long, with a yellow cap reading “NEAS, INC ”.

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