

COC WD

EXHIBIT A

Date 01/02/23

Rev 4-6-22

Page 1 of 3

Plan No. 3695-E

PARCEL 17-WD

0.464 ACRE

**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]

Being a parcel of land lying on the left side of the centerline of right-of-way of Central College Road as shown on a centerline survey plat set made in 2023 for the City of Columbus titled "Central College and Ulry Road Reconstruction" as recorded in Plat Book ____, Pages ____ of the record of Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, Township of Blendon and City of Columbus, lying in Quarter Township 1, Township 2 North, Range 17 West, United States Military District, and being part of that 4.086 acre tract conveyed to William C. Snedegar and Phyllis L. Snedegar by deed of record in Instrument Number 200102230036631 (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at Franklin County Geodetic Survey monument 1576RESET found at the intersection of the centerline Central College Road (80 feet right-of-way) and the easterly line of said Quarter Township 1, the southwesterly corner of Section 6, Township 2 North, Range 16 West, the northwesterly corner of Section 15, Township 2 North, Range 16 West, located along centerline of existing-right-of-way of Central College Road station 46+68.18;

Thence North 88° 39' 34" West, with said centerline, a distance of 885.07 feet to an 8 inch magnetic spike set at the southeasterly corner of said 4.086 acre tract, a southwesterly corner of that subdivision titled "Lee Acres No. 4" of record in Plat Book 59, Page 34, in the northerly line of that 0.639 acre tract conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 201007090086143, the TRUE POINT OF BEGINNING, located along centerline of existing-right-of-way of Central College Road station 137+87.76;

EXHIBIT A

Thence continuing with said centerline, with the northerly line of said 0.639 acre tract and with the northerly line of that 2.886 acre tract conveyed as Parcel No. 23-WD to Franklin County Commissioners by deed of record in Official Record 27622C18, the following courses and distances:

North 88° 39' 34" West, a distance of 107.22 feet to Franklin County Geodetic Survey monument 5227 found at an angle point in the centerline of said Central College Road, located along centerline of existing-right-of-way of Central College Road station 136+80.54; and

North 61° 33' 08" West, a distance of 430.54 feet to an 8 inch magnetic spike set at the southeasterly corner of that 0.072 acre tract conveyed as Parcel No. 34-WD to Franklin County Commissioners by deed of record in Official Record 31241I06, a southwesterly corner of said 4.086 acre tract, located along centerline of existing-right-of-way of Central College Road station 32+50.00;

Thence North 28° 26' 52" East, with the easterly line of said 0.072 acre tract, a westerly line of said 4.086 acre tract, a distance of 35.12 feet to an iron pin set, located 35.12 feet left of existing centerline of right-of-way of Central College Road station 32+50.00;

Thence crossing said 4.086 acre tract the following courses and distances:

South 61° 33' 08" East, a distance of 289.99 feet to an iron pin set at a point of curvature, located 35.12 feet left of existing centerline of right-of-way of Central College Road station 35+39.99;

With the arc of a curve to the left, having a central angle of 21° 57' 25", a radius of 515.00 feet, an arc length of 197.36 feet, a chord bearing of South 72° 31' 51" East and chord distance of 196.15 feet to an iron pin set at a point of compound curvature, located 40.81 feet left of existing centerline of right-of-way of Central College Road station 137+59.87;

With the arc of a curve to the left, having a central angle of 05° 09' 01", a radius of 200.00 feet, an arc length of 17.98 feet, a chord bearing of South 86° 05' 04" East and chord distance of 17.97 feet to an iron pin set at a point of tangency, located 40.00 feet left of existing centerline of right-of-way of Central College Road station 137+77.82; and

South 88° 39' 34" East, a distance of 11.40 feet to an iron pin set in the easterly line of said 4.086 acre tract at the southwesterly corner of Lot 2 of said "Lee Acres No. 4" as conveyed to Jamar G. Williams by deed of record in Instrument Number 200503140045541, an angle point in said northerly right-of-way line, located 40.00 feet left of existing centerline of right-of-way of Central College Road station 137+89.23;

Thence South 03° 25' 58" West with said easterly line, the westerly line of said "Lee Acres No. 4" (passing, for reference, 3/4 inch iron pipe found at a distance of 0.99 feet, located

COC WD

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39.01 feet left of existing centerline of right-of-way of Central College Road station 137+89.18), a total distance of 40.03 feet to the TRUE POINT OF BEGINNING, containing 0.464 acre, more or less, of which the present road occupies 0.366 acre from Auditor's Parcel Number 110-000116.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (NSRS 2007). Control for bearings was from coordinates of monuments D5RESET and 8825RESET, having a bearing of South 45° 01' 28" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in 2020, 2021 and 2022.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date