

EXHIBIT A

COC WD

Rev. 1-31-23

Date 2/18/25

Plan No. 4063-E

**PARCEL 12-WD
0.294 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 15.868 acre tract as conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 202402120014630, (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:

COMMENCING 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 a 3.283 acre tract (Tract II) as conveyed to the City of Columbus, Ohio by deed of record in Instrument Number 201712010169616 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 said 15.868 acre tract, said point being on the existing centerline of right-of-way Station 162+49.50 and also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence, South 86° 16' 18" East, a distance of 66.83 feet, being coincident with the line common to said 15.868 and 0.732 acre tracts, passing the existing easterly highway easement line of State Route 3 at a distance of 33.38 feet, being 29.97 feet right of existing centerline of right-of-way Station 162+64.20, to an iron pin set on the northerly line of said 15.868 acre tract, at a corner common to said 0.732 acre tract and that Lot 1 of Westerville Woods Section 1 (Plat Book 79, Page 21), being 60.00 feet right of existing centerline of right-of-way Station 162+78.94;

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Thence South 34° 40' 22" West, a distance of 116.84 feet, crossing said 15.868 acre tract, to an iron pin set on the southerly line of said 15.868 acre tract, said point also being the northwest corner of that Lot 75 of Parkridge Village (Plat Book 42, Page 32) as conveyed to Maria Martinez Rodriguez by deed of record in Instrument Number 201908130101674, being 50.00 feet right of existing centerline of right-of-way Station 161+62.40;

Thence, North 86° 16' 25" West, a distance of 55.63 feet, being coincident with the southerly line of said 15.868 acre tract, passing the existing easterly highway easement line of State Route 3 at a distance of 22.25 feet, being 30.00 feet right of existing centerline right of way Station 161+52.64, to an 8-inch magnetic spike set on the existing centerline of right-of-way Station 161+38.00;

Thence, North 86° 16' 19" West, a distance of 66.76 feet, being coincident with the southerly line of said 15.868 acre tract, passing the existing westerly 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 161+23.37, to an iron pin set on the existing westerly right-of-way line of said State Route 3 at the northeasterly corner of that Lot 250 of Parkridge Village Section 2 (Plat Book 43, Page 28) as conveyed to Marilou P. Firmalan (now known as Marilou Berdin) by deed of record in Official Record 20853D19 and Epifanio Berdin Jr. by deed of record in Instrument Number 199804280100257, being 60.00 feet left of existing centerline of right-of-way Station 161+08.74;

Thence North 29° 43' 53" East, a distance of 111.48 feet, crossing said 15.868 acre tract, to an iron pin set on a line common to said 15.868 and 3.283 acre tracts, being 60.00 feet left of existing centerline of right-of-way Station 162+20.21;

Thence South 86° 17' 08" East, a distance of 66.76 feet, being coincident with the line common to said 15.868 and 3.283 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 the **TRUE POINT OF BEGINNING**, containing 0.294 acre, more or less, of which the present road occupies 0.154 acre, and being subject to any easements, restrictions, or rights-of-way of record.

The above described area is all within Franklin County Auditor's Parcel Number 600-148990-00.

Grantor claims title by Instrument Number 202402120014630.

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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

12-WD Total

	RAW	TRAVERSE	No RULE - Balanced Angles	Delta
Point	Coordinates		Coordinates	
1	N	753532.4675	N 753532.4675	0.0000
	E	1849659.5008	E 1849659.5008	
S 86-16-18 E	Dist:66.8300			
2	N	753528.1219	N 753528.1219	0.0000
	E	1849726.1894	E 1849726.1894	
S 34-40-22 W	Dist:116.8400			
3	N	753432.0310	N 753432.0310	0.0000
	E	1849659.7204	E 1849659.7204	
N 86-16-25 W	Dist:55.6300			
4	N	753435.6465	N 753435.6465	0.0000
	E	1849604.2080	E 1849604.2080	
N 86-16-19 W	Dist:66.7600			
5	N	753439.9873	N 753439.9873	0.0000
	E	1849537.5893	E 1849537.5893	
N 29-43-53 E	Dist:111.4800			
6	N	753536.7920	N 753536.7921	0.0000
	E	1849592.8761	E 1849592.8761	
S 86-17-08 E	Dist:66.7600			
1	N	753532.4671	N 753532.4671	0.0000
	E	1849659.4958	E 1849659.4959	
Angular error	= 0-00-00			
Angular error/set	= 0-00-00 Over			
Error North	: 0.0005			
Error East	: 0.0050			
Absolute error	: 0.0050			
Error Direction	: N 84-19-37 E			
Perimeter	: 484.3000			
Precision	: 1 in 96908.9243			
Number of sides	: 6			
Area	: 12825.2 sq. ft. , 0.2944 Acres			

