

EXHIBIT A

Date 01/02/23

Rev 4-6-22

Page 1 of 2

Plan No. 3695-E

PARCEL 9-WDV

0.105 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

FRANKLIN COUNTY COMMISSIONERS, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Being a parcel of land lying on the right 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, lying in Quarter Township 1, Township 2 North, Range 17 West, United States Military District, and being part of that tract conveyed to David N. Myhal, Trustee of the IAT Revocable Living Trust by deed of record in Instrument Numbers 201508130112152, 201508130112153 and 201508310121438 (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 5306 found at the centerline intersection of Cubbage Road and Central College Road (60 feet right-of-way), located along existing centerline of right-of-way of Central College Road station 9+89.72;

Thence South 75° 15' 30" East, with the centerline of said Central College Road, a distance of 1123.00 feet to an 8 inch magnetic spike set at the northwesterly corner of said Myhal tract, and the northeasterly corner of that 0.964 acre tract conveyed to Duane Scott Beckett and Cathy J. Beckett by deed of record in Official Record 21203E11, the TRUE POINT OF BEGINNING, located along existing centerline of right-of-way of Central College Road station 21+12.72;

Thence South 75° 15' 30" East, with the northerly line of said Myhal tract, continuing partially with said centerline of Central College Road, and partially with the centerline of Old Central College Road West (passing Franklin County Geodetic Survey monument 5277 found at a distance of 4.22 feet, located along existing centerline of right-of-way of Central College Road station 21+16.94), a total distance of 102.31 feet to an 8 inch magnetic spike set at the northeasterly corner of said Myhal tract, the northwesterly corner of that tract conveyed to

EXHIBIT A

Franklin County Commissioner by deed of record in Official Record 23150H09, located 9.77 feet left of existing centerline of right-of-way of Central College Road station 22+13.74;

Thence South $03^{\circ} 43' 45''$ West, with the easterly line of said Myhal tract, the westerly line of said Franklin County Commissioner tract, a distance of 54.34 feet to an iron pin set at a point on the arc of a curve, at a southwesterly corner of said Franklin County Commissioner tract, the northwesterly corner of that 1.932 acre tract conveyed to Sunshine J. Thomas and Shane Thomas by deed of record in Instrument Number 202109130161748, located 40.00 feet right of existing centerline of right-of-way of Central College Road station 22+36.29;

Thence across said Myhal tract, with the arc of a curve to the left, having a central angle of $13^{\circ} 33' 59''$, a radius of 447.62 feet, an arc length of 105.99 feet, a chord bearing of North $68^{\circ} 01' 02''$ West and chord distance of 105.74 feet to an iron pin set at a point in the westerly line of said Myhal tract, the easterly line of said 0.964 acre tract, located 40.00 feet right of existing centerline of right-of-way of Central College Road station 21+20.84;

Thence North $03^{\circ} 42' 51''$ East, with the line common to said Myhal and 0.964 acre tracts, a distance of 40.77 feet to the TRUE POINT OF BEGINNING, containing 0.105 acre, more or less, of which the present road occupies 0.071 acre, from Auditor's Parcel Number 110-002097.

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 $45^{\circ} 01' 28''$ 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