

EXHIBIT A

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Version Date: 5-29-25

**PARCEL 9-P
IMPROVEMENTS TO BIG WALNUT TRAIL
PERPETUAL SIDEWALK EASEMENT
PERMANENT EASEMENT
TO CONSTRUCT A CURB RAMP AND SIDEWALK
WITHOUT LIMITATIONS OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF
THE CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION, FRANKLIN
COUNTY, OHIO**

(Surveyor's description of the premises follows)

Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 4, Township 2N, Range 17W, U.S. Military District and being part of a 13.097 acre tract conveyed to Capital City Baptist Church in Deed Book 3641, pg. 64 in the Franklin County Recorder's Office. The below described parcel laying on the right and left side of the Big Walnut Trail Central Section, and being more particularly described as follows:

COMMENCING at an iron pipe found at the northeast corner of said 13.097 acre tract being at a angle point in the "PUBLIC OPEN SPACE" as shown in Woodstream Section 2 in Plat Book 72, Page 67, said iron pipe being South 86 degrees 27 minutes 17 seconds East, 421.08 feet from an angle point in Lot 81, said iron pipe being 2.65 feet left of the centerline of Big Walnut Trail Central Section at station 219+42.76 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the east line of said 13.097 acre tract and the west line of said "PUBLIC OPEN SPACE", **South 04 degrees 22 minutes 13 seconds West, 19.70 feet** to an iron pin set, said pin being 17.00 feet right of the centerline of Big Walnut Trail Central Section at station 219+41.05;
- 2) **Thence**, across the said 13.097 acre tract, with a curve to the left having a radius of 32.44 feet, a central angle of 86 degrees 35 minutes 23 seconds, an arc length of 49.03 feet and a chord that bears **South 46 degrees 45 minutes 44 seconds West, 44.50 feet** to an iron pin set, said pin being 17.00 feet right of the centerline of Big Walnut Trail Central Section at station 218+67.07;
- 3) **Thence**, across the said 13.097 acre tract, **South 04 degrees 22 minutes 13 seconds West, 79.65 feet** to an iron pin set, said pin being 17.00 feet right of the centerline of Big Walnut Trail Central Section at station 217+87.41;

- 4) **Thence**, across the said 13.097 acre tract, with a curve to the right having a radius of 67.00 feet, a central angle of 51 degrees 22 minutes 24 seconds, an arc length of 60.07 feet and a chord that bears **South 30 degrees 03 minutes 25 seconds West, 58.08 feet** to an iron pin set, said pin being 17.00 feet right of the centerline of Big Walnut Trail Central Section at station 217+42.58;
- 5) **Thence**, across the said 13.097 acre tract, **South 55 degrees 44 minutes 37 seconds West, 762.12 feet** to an iron pin set on the south line of said 13.097 acre tract and the north line of a 5.609 acre tract conveyed to Patrick I. Caudy, in Instrument 200912170182346 and 200009290198501, said pin being 17.00 feet right of the centerline of Big Walnut Trail Central Section at station 209+80.46;
- 6) **Thence**, along the south line of said 13.097 acre tract and the north line of said 5.609 acre tract, **North 86 degrees 34 minutes 12 seconds West, 47.40 feet** to an iron pin set, said pin being 11.95 feet left of the centerline of Big Walnut Trail Central Section at station 209+42.59;
- 7) **Thence**, across the said 13.097 acre tract, **North 55 degrees 44 minutes 37 seconds East, 812.06 feet** to an iron pin set, said pin being 10.00 feet left of the centerline of Big Walnut Trail Central Section at station 217+58.38;
- 8) **Thence**, across the said 13.097 acre tract, with a curve to the left having a radius of 40.00 feet, a central angle of 33 degrees 16 minutes 24 seconds, an arc length of 23.23 feet and a chord that bears **North 21 degrees 00 minutes 24 seconds East, 22.90 feet** to an iron pin set, said pin being 10.00 feet left of the centerline of Big Walnut Trail Central Section at station 217+87.41;
- 9) **Thence**, across the said 13.097 acre tract, **North 04 degrees 22 minutes 13 seconds East, 79.65 feet** to an iron pin set, said pin being 10.00 feet left of the centerline of Big Walnut Trail Central Section at station 218+67.07;
- 10) **Thence**, across the said 13.097 acre tract, with a curve to the right having a radius of 60.00 feet, a central angle of 60 degrees 25 minutes 41 seconds, an arc length of 63.28 feet and a chord that bears **North 34 degrees 35 minutes 03 seconds East, 60.39 feet** to an iron pin set on the north line of said 13.097 acre tract and the south line of said "PUBLIC OPEN SPACE", said pin being 10.00 feet left of the centerline of Big Walnut Trail Central Section at station 219+19.80;
- 11) **Thence**, along the north line of said 13.097 acre tract and the south line of said "PUBLIC OPEN SPACE", **South 86 degrees 27 minutes 17 seconds East, 26.61 feet** to the **TRUE POINT OF BEGINNING**, containing 0.639 acres.

The parcel of land described contains, 0.639 acres, more or less in Franklin County Auditor's Parcel Number 600-317158-00 including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, May, 2024.

Bearings based on a GPS survey performed by the Franklin County Engineer's Office on monuments FCGS 4420 and FCGS 9959 being South 86 degrees 01 minutes 16 seconds East, and based on the NAD83 State Plane Coordinate System, Ohio south zone.

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date