

EXHIBIT A

COC SW

Rev. 1-31-23

Date 9/20/24

Plan No. 3823-E

**PARCEL 21-SW
0.023 ACRES**

**SEWER EASEMENT
PROVIDES THE RIGHT TO CONSTRUCT AND PERPETUALLY MAINTAIN
SEWER IMPROVEMENTS AND APPURTENANCES THERETO
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, located in Virginia Military Survey 13950 (aka: VMS 14506) and being out of that 2.416 acre tract conveyed to City of Refuge Worship Center, an Ohio Corporation by instrument 200305010127985, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Being a parcel of land lying on the right side of the existing centerline of right-of-way of Georgesville Road (variable width), more particularly described as follows:

Beginning, for reference, at a monument assembly set at the intersection of the centerline of right of ways for Georgesville Road (STA 75+62.61) and Hall Road (STA 243+93.49) as shown in "FRA-CR26 (GEORGESVILLE) AT HALL RD." plans **E 3526**. Said monument also being the common point of County of Franklin parcels **109-WD** (DB 3257, PG 330), **110-WD** (DB 3395, PG 203), **111-WD** (DB 3215, PG 365) and **112-WD** (DB 3395, PG 185), and being on the line between **VMS 12394** and **VMS 13950** (aka 14506).

Thence **South 86° 49' 21" East**, a distance of **64.66 feet** along said VMS line passing through a tract of land conveyed to City of Columbus, Ohio, an Ohio Municipal Corporation in instrument 200407140163517 at 53.87 feet to the east right of way line of Georgesville Road and the west property line of said City of Refuge Worship Center tract, being 62.32 feet right of the centerline of right of way of Georgesville Road station 75+79.96;

Thence **North 19° 35' 31" East**, a distance of **8.30 feet** along said right of way to a point on the City of Columbus – Franklin Township line and the northwest corner of said City of Refuge Worship Center, being 62.44 feet right of the centerline of Georgesville Road station 75+88.31;

Thence **South 19° 35' 31" West**, a distance of **124.61 feet** along said right of way line to the southern corner of said City of Columbus, Ohio tract, being 58.95 feet right of the centerline of Georgesville Road station 74+61.59;

EXHIBIT A

COC SW

Rev. 1-31-23

Thence **South 03° 48' 45" West**, a distance of **108.87 feet** continuing along said right of way line, also being the east property line of said parcel 110-WD and west property line of City of Refuge Worship Center parcel being 80.00 feet right of the centerline of Georgesville Road station 73+50.00, and being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence **North 83° 07' 54" East**, a distance of **8.50 feet** passing an iron pin at 2.46 feet, crossing said City of Refuge Center tract, being 88.00 feet right of the centerline of Georgesville Road station 73+53.06;

Thence **South 44° 34' 46" East**, a distance of **33.32 feet** continuing to a point on the south property line of said City of Refuge Center tract, and being the north property line of a 1.008 acre tract conveyed to Sadalah I. and Donna K. Abu-Rayyan in instrument 2000102022161, also being the City of Columbus – Franklin Township line, being 116.00 feet right of the centerline of right-of-way of Georgesville Road station 73+33.61;

Thence **South 57° 32' 33" West**, a distance of **49.83 feet** along the City of Columbus – Franklin Township line and said property lines to a point on said right of way, point being the northeast corner of County of Franklin parcel 107-WD (DB 3215, PG 368) and southeast corner of said parcel 110-WD, being 80.11 feet right of the centerline of right-of-way of Georgesville Road station 72+96.51;

Thence **North 11° 40' 24" East**, a distance of **50.50 feet** along said right of way line, to the TRUE POINT OF BEGINNING, containing 0.023 acres (1015.2 square feet), more or less and is located in Franklin County Auditors Parcel Number 010-267727-00.

Description is prepared from an actual field survey prepared by SJCA Inc. in the winter of 2021.

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

Grantor claims title by Instrument 200305010127985, as recorded in Franklin County Recorder's office.

EXHIBIT A

COC SW

Rev. 1-31-23

The bearings shown herein are based on the same meridian as the bearings shown on the 2023 right of way plans for "FRA-CR26 (GEORGESVILLE) AT HALL RD." of record in Drawer E 3526 and the 1971 right of way plans for "Franklin County Road No. 26" of record in Drawer E 1149 both in the City of Columbus, Franklin County, Ohio.

This description was created under the direction and supervision of Robert A. Bosworth, P.S. 7750.

Robert A. Bosworth

12-20-24

Registered Surveyor No. 7750

Date

