

Exhibit A

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey No. 1393, being a part of Lot 10 as delineated on the Franklinton Square subdivision plat in Plat Book 67, Page 17 conveyed to Columbus Metropolitan Housing Authority in Instrument Number 202104290076595 and being part of a 10 foot sanitary sewer easement conveyed to the City of Columbus in Official Record 10635E03, all records herein are from the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning for Reference at a 3/4" diameter iron pipe found in the intersection of the northeasterly corner of said Lot 10 and the southeasterly corner of Lot 9 as delineated in said Plat Book 67, Page 17;

Thence South 75°07'43" West, a distance of 161.24 feet to a point in the common line of said Lot 9 and said Lot 10 to a point in the intersection of northerly line of said Lot 10 and the east line of said easement;

Thence South 14°52'17" East, a distance of 329.61 feet crossing said Lot 10 in the east line of said easement to the **True Point of Beginning**;

Thence crossing said Lot 10 the following four courses:

1. South 14°52'17" East, a distance of 18.28 feet in the east line of said easement to the southeast corner of said easement;
2. South 75°07'43" West, a distance of 10.00 feet in the south line of said easement to the southwest corner of said easement;
3. North 14°52'17" West, a distance of 18.28 feet in the west line of said easement to a point;
4. North 75°07'43" East, a distance of 10.00 feet crossing said easement to the **Point of Beginning** containing 183 square feet more or less subject to legal highways and other easements of records.

The bearings described herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. The northerly line of said Lot 10 with a monumented bearing of North 75°07'43" East, is the basis of bearings.

The described tract is part of Auditor's Tax Parcel Number 010-209349-00 and is based on Plat Book 67, Page 17.

A plat of survey is attached hereto and made a part of.

I hereby certify this description was based field survey conducted by CW Design Group, LLC under my guidance in February 2022 and to the best of my knowledge depicts the boundary lines.



Charles A. Wagner, P.S. S-8091

06/28/2022
Date

