

**CENTRAL SURVEYING CO., LTD.**

7563 E. Main St.  
Reynoldsburg, Ohio 43068

Phone: 614-864-1100

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**Exhibit "A"**

**Description of a 0.855± Acre Tract of the Existing Right-of-Way of  
Woodland Avenue**

**For**

**Ohio Power Company**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Half Section 2, Township 5, Range 22, Refugee Lands, and being all of a 4/5ths acre tract of land conveyed to County of Franklin, as recorded in Deed Book 419, Page 573, also being all of a 2/5ths acre tract of land conveyed to County of Franklin, as recorded in Deed Book 419, Page 575. All references contained herein are to the Franklin County Recorder's records, Columbus, Ohio, and being shown on Exhibit "B" attached hereto and being made a part thereof and being more particularly bounded and described as follows:

Commencing for reference at a MAG nail set at the centerline intersection of Maryland Avenue (width varies), formerly Atcheson Street and Johnstown Road (name changes per Ordinance No. 25534 on December 12, 1910) with Woodland Avenue (60 feet wide), being the northwest corner of Lot 7 of the Partition of John J. Nelson's Lands, and on the north line of Half Section 15, also being the northwest corner of a 5.902 acre tract of land conveyed to Maryland Ave, LLC, as recorded in Instrument Number 202211030152677, said MAG nail being further referenced by an iron pipe found at the intersection of the south right-of-way line of said Maryland Avenue with the east right-of-way line of said Woodland Avenue, being S 41°12'44" E, 42.48 feet therefrom and having a State Plane Coordinate value of Northing: 720,695.49 and Easting: 1,840,513.96;

Thence, S 86°08'00" E, 292.77 feet with the centerline of said Maryland Avenue, the south line of said Half Section 2, and the north line of said Half Section 15, passing at 141.62 feet a MAG nail set at the southwest corner of a 2.638 acre tract of land conveyed to Ohio Power Company, as recorded in Instrument Number 202304100033735 to a MAG nail set on the west right-of-way line of said Woodland Avenue and the north line of the same lands conveyed to City of Columbus, Ohio, as recorded in Deed Book 516, Page 106, and being the southwest corner of said 2/5ths acre tract, the southeast corner of said 2.638 acre tract;

Thence, N 02°08'16" E, 30.03 feet with the West line of said Woodland Avenue, the West line of said 2/5ths acre tract and the East line of said 2.638 acre tract to a 3/4 inch iron pipe found on the North right-of-way line of said Maryland Avenue and being the **True Point of Beginning** of the herein described 0.855 acre tract;

Thence, N 02°08'16" E, 620.01 feet with the east line of said 2.638 acre tract, the east line of said 2/5ths acre tract and the West right-of-way line of said Woodland Avenue to a 5/8 inch rebar and cap set at the northeast corner of said 2.638 acre tract and the northwest corner of said 2/5ths acre tract, said 5/8 inch rebar being on a southerly line of a 23.663 acre tract (Parcel 3500-WD, FRA-671-3.93 RR) of land conveyed to Norfolk & Western Railway Company, as recorded in Instrument Number 200108270198107;

Thence, S 87°51'44" E, 60.00 feet with the north right-of-way line of said Woodland Avenue and a southerly line of said 23.663 acre tract to a 5/8 inch rebar and cap set at the northeast corner of said 4/5ths acre tract;

Thence, S 02°08'16" W, 621.83 feet with the East right-of-way line of said Woodland Avenue and the East line of said 4/5ths acre tract, passing at 56.24 feet a 5/8 inch rebar and cap set at the northwest corner of a 2.544

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acre tract of land conveyed to Ohio Power Company, as recorded in Instrument Number 202304100033735 to a 5/8 inch rebar and cap set at the southwest corner of said 2.544 acre tract and at a northwesterly corner of Parcel No. 17 of Norfolk & Western Railway Company, as recorded in Deed Book 914, Page 17, said 5/8 inch rebar and cap being a westerly of said Norfolk & Western Railway Company's Parcel No. 17;

Thence, N 86°08'00" W, 60.03 feet with North right-of-way line of said Maryland Avenue, and running within said 2/5ths and 4/5ths acre tracts to the **Point of Beginning**, containing 0.855 acres of land, more or less, also being subject to all legal streets, highways, rights-of-way, alleys, easements, agreements and/or conditions of record, if any, and is based on an actual field survey performed by me, or under my supervision during April of 2024.

Bearings are based on measurements and computations on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983 (2011), showing the centerline line of Maryland Avenue as being S 86°08'00" E.

All iron pins set are 5/8" x 30" rebar with yellow plastic caps stamped "Central Surv. Co., Ltd".



*David A. Sanford 5/8/24*  
David A. Sanford, P.S. #8721 05/08/2024  
Central Surveying Co., Ltd  
7563 East Main Street  
Reynoldsburg, OH 43068

**PRELIMINARY APPROVAL**

BRAD FOSTER, P.E., P.S.  
ajstuart  
05/17/2024 7:19:52 AM  
**PENDING ORIGINALS**  
\*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.

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