

EXHIBIT A

COC WD

Rev. 1-31-23

Date 4/17/23

Plan No. 3813-E

**PARCEL 11-WD
0.2294 ACRES**

**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
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Columbus, Survey Number 2668, Virginia Military District, being a 3.410 and 12.501 acre tracts as conveyed to The City of Columbus. Prior instrument reference as of the date this survey was prepared: Instrument Numbers 201605060056683 and 200307020202150, of Franklin County, Ohio. Being bounded and described as follows:

Commencing at a 1" iron pipe found along the easterly right-of-way line of Wheatland Avenue (40' wide) and being the southwest corner of 256.308 acre tract as conveyed to the State of Ohio in Deed Book 101, Page 390, said pipe found also being 20.00' right of the Wheatland Avenue centerline station 33+50.53;

Thence S 08°24'17" E a distance of 1087.88' along said easterly right-of-way line of Wheatland Avenue to an iron pin set on the southwest corner of a 3.499 acre tract as conveyed to Wheatland Crossing II Limited Partnership, an Ohio Limited Partnership in Instrument Number 201909250125437, being 20.00' right of the Wheatland Avenue centerline station 22+62.65 and being the **True Point of Beginning**;

Thence N 81°35'47" E a distance of 13.00' leaving said easterly right-of-way line of Wheatland Avenue and along the southerly property line of said Wheatland Crossing II Limited Partnership, an Ohio Limited Partnership tract to an iron pin set, being 33.00' right of the Wheatland Avenue centerline station 22+62.65;

Thence leaving the southerly property line of said Wheatland Crossing II Limited Partnership, an Ohio Limited Partnership tract through said The City of Columbus tracts the following (3) three courses;

- 1.) S 08°24'17" E a distance of 720.58' to an iron pin set, being 33.00' right of the Wheatland Avenue centerline station 15+42.07;
- 2.) S 01°51'05" E a distance of 70.09' to an iron pin set, being 25.00' right of the Wheatland Avenue centerline station 14+72.45;

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3.) S 81°35'43" W a distance of 5.00' to an iron pin set on said easterly right-of-way line of Wheatland Avenue, being 20.00' right of the Wheatland Avenue centerline station 14+72.45;

Thence N 08°24'17" W a distance of 790.20' along said easterly right-of-way line of Wheatland Avenue to the **True Point of Beginning**;

The above described area contains 0.2294 acres of land, more or less, of which the present road occupies 0.000 acres of land, being 0.1857 acres out of part of Franklin County Auditor's Parcel Number 010-267201 and 0.0437 acres out of part of Franklin County Auditor's Parcel Number 010-267202.

All references here in are to records in the Records Office, Franklin County, Ohio.

Grantor claims title by Instrument Numbers 201605060056683 and 200307020202150.

The basis of bearings for this description are based Geodetic North of the Ohio State Plane Coordinate System, South zone, NAD83 (2007) as determined from GPS observations utilizing the ODOT RTN with Wheatland Avenue being N 08°24'17" W.

All stations and offsets here in are referenced to the centerline of existing right-of-way of Wheatland Avenue as shown upon the right-of-way plan "Improvements of Wheatland Avenue from W Broad Street to Oakley Avenue "on file with the City of Columbus, Ohio.

All pins set are 5/8 inch rebar, 30 inches long, with a yellow cap reading "NEAS, INC ".

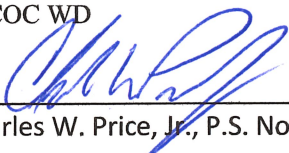
This description was prepared under the direction of Charles W. Price Jr., Registered Professional Surveyor, No. 7825.

This description is based on a field survey in November, 2022 prepared under the direct supervision of Michael Jay Wilson, Registered Professional Surveyor, No. 8281.

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Charles W. Price, Jr., P.S. No. 7825

4/19/2023
Date



Split
0.1857 acme
out of
(010)
267201
+
Split
0.0437 acme
out of
(010)
267202

