

EXHIBIT A

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Version Date: 9-11-2025

PARCEL 7-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 5.609 acre tract conveyed to Patrick I. Caudy, in instrument 200912170182346 and 200009290198501 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the Big Walnut Trail Central Section, and being more particularly described as follows:

COMMENCING at an iron pin set at the southeast corner of Lot 1 of the Strawberry Patch in Plat Book 57 Page 25 conveyed to Louis F. Speert in Instrument 200605120091836 and being on the westerly existing right of way of relocated Watt Road as acquired by the State of Ohio in Deed Book 2919, Page 89, said pin being 75.74 feet right of the centerline of Watt Road at station 22+44.01; Thence, on a line of South 59 degrees 54 minutes 15 seconds East 843.25 feet to an iron pin set, said pin being 18.25 feet left of the centerline of Big Walnut Trail Central Section at station 200+90.02 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across said 5.609 acre tract, **North 77 degrees 35 minutes 20 seconds East, 52.87 feet** to an iron pin set, said pin being 24.92 feet left of the centerline of Big Walnut Trail Central Section at station 201+51.40;
- 2) **Thence**, across said 5.609 acre tract, **North 44 degrees 41 minutes 59 seconds East, 116.01 feet** to an iron pin set, said pin being 35.81 feet left of the centerline of Big Walnut Trail Central Section at station 202+79.74;
- 3) **Thence**, across said 5.609 acre tract, **South 83 degrees 45 minutes 56 seconds East, 27.17 feet** to an iron pin set, said pin being 15.00 feet left of the centerline of Big Walnut Trail Central Section at station 202+97.81;

- 4) **Thence**, across said 5.609 acre tract with a curve to the left having a radius of 60.00 feet, a central angle of 19 degrees 56 minutes 44 seconds, arc length of 20.89 feet and a chord that bears **North 37 degrees 13 minutes 51 seconds East, 20.78 feet** to an iron pin set, said pin being 15.00 feet left of the centerline of Big Walnut Trail Central Section at station 203+23.92;
- 5) **Thence**, across said 5.609 acre tract, **North 27 degrees 15 minutes 29 seconds East, 142.14 feet** to an iron pin set on the south line of a 6.126 acre tract conveyed to Easton Meadows Apartments LLC, an Ohio Limited Liability Company in Instrument 202304070033145, said pin being 33.36 feet left of the centerline of Big Walnut Trail Central Section at station 204+47.70;
- 6) **Thence**, along the north line said 5.609 acre tract and the south line of said 6.126 acre tract, **South 86 degrees 33 minutes 56 seconds East, 546.69 feet** to an iron pin set, said pin being 17.00 feet right of the centerline of Big Walnut Trail Central Section at station 209+80.46;
- 7) **Thence**, across said 5.609 acre tract, **South 55 degrees 44 minutes 37 seconds West, 32.39 feet** to an iron pin set, said pin being 17.00 feet right of the centerline of Big Walnut Trail Central Section at station 209+48.06;
- 8) **Thence**, across said 5.609 acre tract with a curve to the right having a radius of 92.00 feet, a central angle of 37 degrees 41 minutes 29 seconds, arc length of 60.52 feet and a chord that bears **South 74 degrees 35 minutes 21 seconds West, 59.44 feet** to an iron pin set, said pin being 15.04 feet right of the centerline of Big Walnut Trail Central Section at station 208+97.61;
- 9) **Thence**, across said 5.609 acre tract, **North 86 degrees 33 minutes 54 seconds West, 426.42 feet** to an iron pin set, said pin being 15.00 feet right of the centerline of Big Walnut Trail Central Section at station 204+71.62;
- 10) **Thence**, across said 5.609 acre tract with a curve to the left having a radius of 35.00 feet, a central angle of 66 degrees 10 minutes 37 seconds, arc length of 40.43 feet and a chord that bears **South 60 degrees 20 minutes 47 seconds West, 38.22 feet** to an iron pin set, said pin being 15.00 feet right of the centerline of Big Walnut Trail Central Section at station 204+13.87;
- 11) **Thence**, across said 5.609 acre tract, **South 27 degrees 15 minutes 29 seconds West, 88.18 feet** to an iron pin set, said pin being 15.00 feet right of the centerline of Big Walnut Trail Central Section at station 203+25.69;
- 12) **Thence**, across said 5.609 acre tract, **South 47 degrees 12 minutes 13 seconds West, 143.21 feet** to an iron pin set, said pin being 9.00 feet right of the centerline of Big Walnut Trail Central Section at station 201+86.96;

- 13) **Thence**, across said 5.609 acre tract with a curve to the right having a radius of 84.00 feet, a central angle of 30 degrees 23 minutes 07 seconds, arc length of 44.55 feet and a chord that bears **South 62 degrees 23 minutes 46 seconds West, 44.03 feet** to an iron pin set, said pin being 9.00 feet right of the centerline of Big Walnut Trail Central Section at station 201+47.19;
- 14) **Thence**, across said 5.609 acre tract, **South 77 degrees 35 minutes 20 seconds West, 26.03 feet** to an iron pin set, said pin being 9.14 feet right of the centerline of Big Walnut Trail Central Section at station 201+21.69;
- 15) **Thence**, across said 5.609 acre tract, **South 83 degrees 28 minutes 24 seconds West, 24.10 feet** to an iron pin set on the west line of said 5.609 acre tract and the easterly existing right of way for said Hildebrand Road, said pin being 11.49 feet right of the centerline of Big Walnut Trail Central Section at station 201+00.49;
- 16) **Thence**, along the west line of said 5.609 acre tract and the east line of said 0.087 acre tract being the easterly existing right of way for said Hildebrand Road, **North 12 degrees 30 minutes 32 seconds West, 31.53 feet** to the **TRUE POINT OF BEGINNING**, containing 0.735 acres.

The parcel of land described contains, 0.735 acres, more or less in Franklin County Auditor's Parcel Number 600-175613-00 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