

**EXHIBIT A**

COC WD

Rev. 1-31-23

Date 3/11/24

Plan No. 3915-E

**PARCEL 30-WD  
0.4639 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]

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Situated in the State of Ohio, Franklin County, City of Columbus, U.S. Military Lands, Quarter Township 3, Township 1, Range 17, being a 6.990 acre tract as conveyed to Mock Investment Group, LLC, an Ohio Limited Liability Company. Prior instrument reference as of the date this survey was prepared: Instrument Number 202305250050724, of the Recorder's Office, Franklin County, Ohio. Being bounded and described as follows:

**Commencing** at a 1" Iron Pin set in a Monument Box at the intersection of the centerline of Mock Road (60' wide) as established and accepted by the Commissioners of Franklin County in Road Record 7, Page 82, and the centerline of Woodland Avenue (50' Wide), said point also being on the Mock Road centerline station 25+51.85;

Thence N 86°17'30" W a distance of 20.00' leaving said intersection with Woodland Avenue and along the centerline of said Mock Road to a point on the southeast property corner of said Mock Investment Group, LLC, an Ohio Limited Liability Company tract, being on the Mock Road centerline station 25+31.85 and being the **True Point of Beginning**;

Thence N 86°17'30" W a distance of 526.25' along the centerline of said Mock Road to a point on the southeast property corner of a 0.436 acre tract as conveyed to Sonshine Christian Academy, Inc. an Ohio Non-profit Corporation by deed record in Instrument Number 200410210243776, being on the Mock Road centerline station 20+05.60;

Thence N 03°48'30" E a distance of 30.00' along the easterly property line of said Sonshine Christian Academy, Inc. an Ohio Non-profit Corporation tract and the westerly property line of said Mock Investment Group, LLC, an Ohio Limited Liability Company tract to a point being referenced by a 1" iron pipe found 30.68' left of the Mock Road centerline station 20+05.96, said point also being 30.00' left of the Mock Road centerline station 20+05.65;

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Thence S 86°17'30" E a distance of 516.15', along said northerly standard highway easement line of Mock Road to an iron pin set on the westerly standard highway easement line of said Woodland Avenue, being 30.00' left of the Mock Road centerline station 25+21.80;

Thence N 03°37'30" E a distance of 442.33', leaving the northerly standard highway easement line of Mock Road and passing through said 6.990 acre tract along the westerly standard highway easement line of Woodland Avenue to an iron pin set on the southerly property line of a 1.348 acre tract as conveyed to MiraCit Development Corporation, Inc., an Ohio nonprofit corporation in Instrument Number 202209290138179, being 472.33' left of the Mock Road centerline station 25+21.16;

Thence S 86°07'51" E a distance of 10.00', leaving the westerly standard highway easement line of Woodland Avenue and along the southerly property line of said MiraCit Development Corporation, Inc., an Ohio nonprofit corporation tract to an iron pin set at the southeasterly corner of said MiraCit Development Corporation, Inc., an Ohio nonprofit corporation tract, being 472.30' left of the Mock Road centerline station 25+31.16;

Thence S 03°37'30" W a distance of 472.30', leaving the southeasterly property corner of said MiraCit Development Corporation, Inc., an Ohio nonprofit corporation tract and in the easement Right of Way of Woodland Avenue along the easterly property line of said Mock Investment Group, LLC, an Ohio Limited Liability Company tract, to the **True Point of Beginning**;

The above described area contains 0.4639 acres of land, more or less, of which the present road occupies 0.4639 acres of land, being part of Franklin County Auditor's Parcel Number 010-308134.

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

Grantor claims title by Instrument Number 202305250050724.

The basis of bearings for this description are based Geodetic North of the Ohio State Plane Coordinate System, South zone, NAD83 (2011) as determined from GPS observations utilizing the ODOT RTN with the centerline of Right-of-Way of Mock Road being S 86°17'30" E.

All stations and offsets here in are referenced to the centerline of existing right-of-way of Mock Road as shown upon the right-of-way plan "Improvements of Alum Creek Trail Mock Road Connector from E. Hudson Street and Parkwood Avenue to Existing Alum Creek Trail at Sunbury Road and Mock Road "on file with the City of Columbus, Ohio.

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

This description is based on a field survey in May, 2022 prepared under the direct supervision of Charles W. Price Jr., Registered Professional Surveyor, No. 7825.

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

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Date