

EXHIBIT A

COC P

Rev. 6-24-25

Date 06/24/25

Plan No. 3651-E

PARCEL 25-P
0.011 ACRES

PERMANENT EASEMENT
CURB RAMP, SIDEWALK IMPROVEMENTS, AND APPURTENANCES THERETO
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, County of Franklin, City of Columbus, located in Half Section 10, Township 5, Range 22, Refugee Lands and being out of that 3.735 acre tract conveyed to NWD HP, LLC by deed of record in Instrument Number 201905010050140, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Being a parcel of land lying on the right side of the existing centerline of right-of-way of Vine Street (public, width varies) and being more particularly described as follows:

Beginning, for reference, at a magnetic spike set at the northeasterly corner of Lot 5 of that plat entitled "Fred J. Fay's Subdivision" of record in Plat Book 2, Page 292, at the northeasterly corner of that 0.918 acre tract as conveyed to 515 Kilbourne Street, LLC by deed of record in Instrument Number 202002120021911, being the in the southerly right-of-way line of Spruce Street (public, 50' r/w) and in the westerly right-of-way line of Kilbourne Street (public, 60' width), said spike being 327.19 feet left of the centerline of right-of-way of Vine Street station 2+38.95.

Thence with said westerly right-of-way line, and the northerly right-of-way line of Vine Street (public, width varies), as dedicated in Ordinance Number 0536-2006, the following courses and distances:

South 03° 29' 42" West, a distance of 119.86 feet to an iron pin set, being 207.36 feet left of the centerline of right-of-way of Vine Street station 2+36.84;

South 06°25' 56" West, a distance of 147.51 feet to a magnetic spike set, being 60.35 feet left of the centerline of right-of-way of Vine Street station 2+26.42;

South 64° 58' 11" West, a distance of 38.63 feet to an iron pin set in the line common to said 3.735 acre tract and that 1.438 acre tract as conveyed to City of Columbus, Ohio by deed of

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record in Instrument Number 199912300318817, being 43.91 feet left of the centerline of right-of-way of Vine Street station 1+93.60, being the TRUE POINT OF BEGINNING;

Thence South $64^{\circ} 58' 11''$ West, with said common line, said northerly right-of-way line, a distance of 11.63 feet to a magnetic spike set, being 39.24 feet left of the centerline of right-of-way of Vine Street station 1+83.47;

Thence South $82^{\circ} 20' 22''$ West, continuing with said common line, said northerly right-of-way line, a distance of 41.26 feet to a magnetic spike set at a point on a non-tangent curve , being 36.00 feet left of the centerline of right-of-way of Vine Street station 1+44.18;

Thence continuing with said common line, said northerly right-of-way line, with the arc of a curve to the left, having a central angle of $04^{\circ} 04' 21''$, a radius of 836.00 feet, an arc length of 59.42 feet, a chord bearing of South $83^{\circ} 24' 10''$ West and chord distance of 59.41 feet to a magnetic spike set, being 36.00 feet left of the centerline of right-of-way of Vine Street station 0+87.31, at a point of non-tangency at the easterly comer of that 0.160 acre tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 200909250139437;

Thence South $87^{\circ} 33' 31''$ West, continuing with the line common to Said 3.735 and 0.160 acre tracts, said common line, said northerly right-of-way line, a distance of 33.89 feet to an iron pin set , being 40.33 feet left of the centerline of right-of-way of Vine Street station 0+53.23;

Thence across said 3.735 acre tract, with the arc of a curve to the right, having a central angle of $03^{\circ} 20' 23''$, a radius of 2496.70 feet, an arc length of 145.53 feet, a chord bearing of North $82^{\circ} 37' 11''$ East and chord distance of 145.51 feet to the TRUE POINT OF BEGINNING, containing 0.011 acre, more or less, and is located in Franklin County Auditors Parcel Number 010-009459

Description is prepared from an actual field survey prepared by

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Grantor claims title by Instrument number 201905010050140

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Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty inches long with a plastic plug placed in the top bearing the initials

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County, Ohio. On said plat of record, the centerline of Huntington Park Lane has a bearing of North 03°05'07" East.

Registered Surveyor number

Date