

**EXHIBIT A**

Page 1 of 3

LPA RX 887 T

Rev. 07/09

Ver. Date 7-27-2022

PID 105732

**PARCEL 16-T  
FRA-C.R. 96-1.71 (CASSADY AVE.)  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
REPLACE 2 LEAD WALKS, GRADE AND SEED  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of Lots 531 and 532 in the C.E. Morris Trustee, ETAL., East Columbus Addition recorded in Plat Book 5, page 364-366 and conveyed to Seneca Properties, LLC., in Instrument 201511240165886 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline of proposed right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at the southwest corner of said Lot 531 being the grantor's southwest corner and being on the easterly existing right of way for Cassady Avenue and the northerly existing right of way for E. 6<sup>th</sup> Ave (50' r/w), said point being 13.06 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 25+36.93, and 25.00 feet right of the proposed centerline of 6th Avenue at station 10+16.10; Thence, along the south line of said Lot 531 and the northerly existing right of way of E. 6<sup>th</sup> Ave., South 87 degrees 16 minutes 14 seconds East 32.72 feet to a point said point being 45.59 feet right of the proposed right of way and construction for Cassady Avenue at station 25+40.38, and being 25.00 feet left of the centerline of proposed right of way and construction for E. 6<sup>th</sup> Avenue at station 10+48.82; Thence, across said Lot 531, North 39 degrees 12 minutes 48 seconds West 3.48 feet to a point said point being 43.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 25+42.62 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across said Lot 531, **North 39 degrees 12 minutes 48 seconds West, 10.80 feet** to a point, said point being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 25+49.65;

**EXHIBIT A**

LPA RX 887 T

- 2) **Thence**, across said Lot 531 and 532 with a curve to the left having a radius of 1215.00 feet, a central angle of 03 degrees 15 minutes 52 seconds, an arc length of 69.23, and a chord that bears, **North 06 degrees 45 minutes 29 seconds East, 69.22 feet** to a point on the north line of said Lot 532 and the south line of Lot 533 conveyed to the City of Columbus, Ohio in Deed Book 1249, page 506, said point being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 26+16.88;
- 3) **Thence**, along the north line of said Lot 532 and the south line of said Lot 533, **South 80 degrees 03 minutes 09 seconds East, 15.05 feet** to a point, said point being 50.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 26+15.67;
- 4) **Thence**, across said Lots 532, **South 09 degrees 14 minutes 36 seconds West, 35.45 feet** to a point on the south line of said Lot 532 and the north line of said Lot 531, said point being 48.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 25+81.68;
- 5) **Thence**, along the south line of said Lot 532 and the north line of said Lot 531, **North 80 degrees 16 minutes 29 seconds West, 4.01 feet** to a point, said point being 44.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 25+81.87;
- 6) **Thence**, across said lot 531, **South 09 degrees 11 minutes 09 seconds West, 40.71 feet** to the **TRUE POINT OF BEGINNING**, containing 0.019 acres.

The parcel of land described contains, 0.019 acres, more or less of which 0.012 acres in Franklin County Auditor's Parcel Number 010-066388-00 and 0.007 acres in Franklin County Auditor's Parcel Number 010-071265-00 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, September, 2020.

**EXHIBIT A**

Page 3 of 3

Rev. 07/09

LPA RX 887 T

Grantor claim title by Instrument 201511240165886 as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

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Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

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Date