

**EXHIBIT A**

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Rev. 07/09

Ver. Date 03/19/24

PID 106095

**PARCEL 23-T  
FRA-23-15.30  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
RECONSTRUCT SIDEWALK AND DRIVEWAY  
FOR 18 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in the State of Ohio, County of Franklin, City of Columbus in the Quarter Township 2 of Township 1, Range 18, United States Military Lands, and being part of Lot 2 of Walhalla Amendment as recorded in Plat Book 10, Page 100 of the Franklin County Recorder's Office, also known as being part of the property conveyed to Wyandot Land Company, LLC, an Ohio Limited Liability Company, by Instrument Number 201311260196413 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Number 010-004137-00), being Parcel 23-T on the left side of the existing centerline of Right-of-Way of Indianola Avenue (Right-of-Way 60') as shown on the City of Columbus Right-of-Way Plans for Indianola Avenue (1908-A) and being more particularly described as follows:

Beginning at the northeast corner of said Wyandot Land Company property, the same being the southeast corner of property conveyed to Pal Real Estate LLC by Instrument Number 201311180192588 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Number 010-009831-00), said point being in the existing westerly Right-of-Way line of said Indianola Avenue, said point also being 30.00 feet left of Station 152+70.20 of said centerline of Right-of-Way of Indianola Avenue and the **True Point of Beginning** for the parcel herein described;

Thence, along the easterly line of said Wyandot Land Company property, the same being said existing westerly Right-of-Way line of Indianola Avenue, **South 03 degrees 52 minutes 37 seconds West, 40.50 feet** to the southeast corner of said Wyandot Land Company property, the same being the southeast corner of said Lot 2 and the northeast corner of Lot 1 of said Walhalla Amendment, said point being 30.00 feet left of Station 152+29.70 of said centerline of the Right-of-Way of Indianola Avenue;

Thence, along the common line of said Lots 1 and 2, **North 86 degrees 07 minutes 23 seconds West, 1.00 foot** to a 1" Iron Pipe Found in the southerly line of said Lot 2, said point being 31.00 feet left of Station 152+29.70 of said centerline of the Right-of-Way of Indianola Avenue;

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Thence, crossing said Lot 2, the following three (3) courses:

**North 03 degrees 52 minutes 37 seconds East, 38.61 feet** to a point, said point being 31.00 feet left of Station 152+68.30 of said centerline of the Right-of-Way of Indianola Avenue;

**North 86 degrees 07 minutes 23 seconds West, 19.76 feet** to a point, said point being 50.76 feet left of Station 152+68.30 of said centerline of Right-of-Way of Indianola Avenue;

**North 03 degrees 42 minutes 12 seconds East, 1.89 feet** to a point in the northerly line of said Wyandot Land Company LLC, the same being the southerly line of said Pal Real Estate property, said point being 50.77 feet left of Station 152+70.20 of said centerline of Right-of-Way of Indianola Avenue;

Thence along the common line of said Wyandot Land Company and Pal Real Estate properties, **South 86 degrees 07 minutes 23 seconds East, 20.76 feet** to the **Point of Beginning**, containing 0.002 acre (77.9 sq. ft) more or less, all of which is in Franklin County Auditor's Parcel Number 010-004137-00.

Subject to all, legal, easements, rights-of-way, conditions and restrictions.

The Gross Take from Franklin County Auditor's Parcel Number 010-004137-00 is 0.002 acre.

The P.R.O. in Take for Franklin County Auditor's Parcel Number 010-004137-00 is 0.00 acres.

All bearings shown are for project use only and are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). A bearing of North 03 degrees 52 minutes 37seconds East was held as the bearing of the centerline of Indianola Avenue from E. Weber Road to Clinton Heights Avenue.

Address: 3211 Indianola Avenue, Columbus, Ohio 43202.

The ownership and recording information from the Franklin County Recorder and Auditor's Offices is current as of the date of description.

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This description was prepared in March 2024 by Smart Services, Inc. under the direct supervision of John C. Dodgion, P.S. 8069 and is based on actual field measurements performed by the same in August and September of 2022 and March of 2023.

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**JOHN C. DODGION**  
REG. SURVEYOR NO. 8069