

EXHIBIT A

COC TEMP

Rev. 1-24-23

Date 3/10/25

Plan No. 3930-E

**PARCEL 11-T
AREA 0.002 ACRES**

**TEMPORARY EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY FOR
CONSTRUCTION OF PLAN 3930-E AND TO GRADE
FOR 24 MONTHS FROM DATE OF ENTRY
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, being located in Quarter Township 4, Township 1 North, Range 18 West, United States Military Lands and being part of a 3.450 acre tract of land as described in a deed to 1206 N 4th, LLC by deed of record in Instrument No. 202100300216832 and also shown as numbered and delineated as Lot 141 upon a plat titled New Indianola Addition, Plat Book 12 Page 35 and being a parcel of land on the right side of the centerline of right of way for Fourth Street. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing on a mag spike set in the centerline intersection of existing right of way line for Fourth Street (80' width) and Fifth Avenue (60' Width), said mag spike being at Fifth Avenue centerline station 31+96.50 and Fourth Street centerline station 302+00.00;

Thence **North 03 degrees 02 minutes 41 seconds East** a distance of **52.06 feet** with the existing centerline of right of way line for Fourth Street to a point in said line, said point being at Fourth Street centerline station 302+52.06;

Thence **South 86 degrees 57 minutes 19 seconds East** a distance of **43.50 feet** across the existing right of way for Fourth Street to a point in the existing easterly right of way line of Fourth Street, same being the east line of a five foot strip of land as described in a deed to the City of Columbus by deed of record in Instrument No. 202104020058803, said point being also the west line of the grantor's 3.450 acre tract (*said Lot 141*), said point being 52.27 feet left from Fifth Avenue centerline station 32+39.75 and 43.50 feet right from Fourth Street centerline station 302+52.08 and being the **TRUE POINT OF BEGINNING**;

Thence **South 86 degrees 57 minutes 19 seconds East** a distance of **2.50 feet** across the grantor's 3.450 acre tract (*said Lot 141*) to a point, said point being 52.28 feet left from Fifth Avenue centerline station 32+42.25 and 46.00 feet right from Fourth Street centerline station 302+52.08;

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Thence **South 03 degrees 02 minutes 41 seconds West** a distance of **13.78 feet** across the grantor's 3.450 acre tract (*said Lot 141*) to a point, said point being 38.50 feet left from Fifth Avenue centerline station 32+42.31 and 46.00 feet right from Fourth Street centerline station 302+38.28;

Thence **South 86 degrees 57 minutes 19 seconds East** a distance of **5.00 feet** across the grantor's 3.450 acre tract (*said Lot 141*) to a point, said point being 38.52 feet left from Fifth Avenue centerline station 32+47.31 and 51.00 feet right from Fourth Street centerline station 302+38.28;

Thence **South 03 degrees 02 minutes 41 seconds West** a distance of **5.52 feet** across the grantor's 3.450 acre tract (*said Lot 141*) to a point, said point being 33.00 feet left from Fifth Avenue centerline station 32+47.34 and 51.00 feet right from Fourth Street centerline station 302+32.78;

Thence **South 86 degrees 57 minutes 19 seconds East** a distance of **12.83 feet** across the grantor's 3.450 acre tract (*said Lot 141*) to a point, said point being 33.06 feet left from Fifth Avenue centerline station 32+60.17 and 63.33 feet right from Fourth Street centerline station 302+32.75;

Thence **South 03 degrees 02 minutes 41 seconds West** a distance of **3.06 feet** across the grantor's 3.450 acre tract (*said Lot 141*) to a point in the existing northerly right of way line for Fifth Avenue, same being the south line of the grantor's 3.450 acre tract (*said Lot 141*), said point being 30.00 feet left from Fifth Avenue centerline station 32+60.18 and 63.83 feet right from Fourth Street centerline station 302+29.71;

Thence **North 86 degrees 40 minutes 35 seconds West** a distance of **2.59 feet** with the existing northerly right of way line for Fifth Avenue and the south line of the grantor's 3.450 acre tract (*said Lot 141*) to a point in the east corner of a 0.001 acre tract of land as described in a deed to the City of Columbus by deed of record in Instrument No. 202105170086765, said point being 30.00 feet left from Fifth Avenue centerline station 32+57.60 and 61.24 feet right from Fourth Street centerline station 302+29.73;

Thence **North 71 degrees 36 minutes 59 seconds West** a distance of **18.40 feet** across the grantor's 3.450 acre tract (*said Lot 141*) and the north line of said City of Columbus 0.001 acre tract to a point in the existing easterly right of way line for Fourth Street, same being east line of said City of Columbus five foot strip of land, same also being the northwest corner of said City of Columbus 0.001 acre tract, said point also being in the west line of the grantor's 3.450 acre tract (*said Lot 141*), said point being 34.78 feet left from Fifth Avenue centerline station 32+39.83 and 43.50 feet right from Fourth Street centerline station 302+34.59;

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Thence **North 03 degrees 03 minutes 07 seconds East** a distance of **17.49 feet** with the existing easterly right of way line for Fourth Street and the west line of the grantor's 3.450 acre tract (*said Lot 141*) to the ***TRUE POINT OF BEGINNING***; containing **0.002 acre (94.73 square feet) more or less**, within Franklin County Auditor's Parcel Number 010-024540-00, which includes 0.000 acres in the present road occupied.

Grantor, 1206 N 4th, LLC claims the right to grant the easement by record Instrument No. 202100300216832, in the records of Franklin County, Ohio.

Basis of stationing:

Fourth Street centerline stationing set = 300+00.00, measured 200 feet south along the centerline of Fourth Street from the centerline intersection of existing right of way Fourth Street and Fifth Avenue as established for this project.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and an established bearing of North 08°01'40" West on the centerline of Fourth Street.

This description was prepared from existing records and a field survey performed in October 2023 by Resource International, Inc.

Mark S. Ward, P.S.
Professional Surveyor No. S-7514
03/11/2025