

**EXHIBIT A**

Page 1 of 3

Rev. 1/20

RX 286 T

Ver. Date 08/25/21

PID PARAVE

**PARCEL 1-T  
FRA-PARSONS AVENUE**

**TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT WALL COMPLETE GRADING  
FOR 18 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS**

[Surveyor's description of the premises follows]

---

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 4, Township 4 North, Range 22 West, Congress Lands and being part of that 70.491 acres tract of land described in a deed to 476 Bridge Street, LLC., by deed of record in Instrument No.201609140123989, said tract being a parcel of land lying on the west side of the existing centerline of right-of-way for Parsons Avenue (60' width) as shown on the Right of Way plans for the Parsons Avenue Wall Rehabilitation Project. 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 at a mag spike set in the intersection of existing centerline of right of way line for Parsons Avenue (60' width) with the existing centerline intersection of Dering Avenue (60' width), said point also being in the Section line between Section 3 and said Section 4, said point being also in the southeast corner of a 2.58 acres tract of land described in a deed to Mary Anne Weiffenbach and Carl F. Weiffenbach, Trustees by deed of record in Official Record Book 29598J15 and being located in the centerline of Parsons Avenue at station 10+00.00;

Thence **N 03 degrees 41 minutes 06 seconds E** a distance of **720.00 feet** with the existing centerline of right of way for Parsons Avenue, same being the east line of said Section 4, the east line of Weiffenbachs' 2.58 acres tract and also with the east line of the CSX Railroad tract and the east line of the grantor's 70.491 acres tract to a mag spike set, said spike being at centerline station 17+20.00;

Thence **N 86 degrees 18 minutes 54 seconds W** a distance of **30.00 feet** across the grantor's tract to a point in the existing westerly right of way line of Parsons Avenue, said point being 30.00 feet

**EXHIBIT A**

Page 2 of 3

RX 286 T

Rev. 1/20

left from Parsons Avenue centerline station 17+20.00 and being the ***TRUE POINT OF BEGINNING***;

Thence **N 47 degrees 54 minutes 31 seconds W** a distance of **37.13 feet** across the grantor's tract to a point, said point being 59.09 feet left from Parsons Avenue centerline station 17+43.07;

Thence **N 01 degrees 11 minutes 03 seconds E** a distance of **99.08 feet** across the grantor's tract to a point, said point being 63.42 feet left from Parsons Avenue centerline station 18+42.05;

Thence **N 11 degrees 03 minutes 06 seconds E** a distance of **183.26 feet** across the grantor's tract to a point, said point being 39.92 feet left from Parsons Avenue centerline station 20+23.80;

Thence **S 86 degrees 18 minutes 54 seconds E** a distance of **9.92 feet** across the grantor's tract to a point in the existing westerly right of way line of Parsons Avenue, said point being 30.00 feet left from Parsons Avenue centerline station 20+23.80;

Thence **S 03 degrees 41 minutes 06 seconds W** a distance of **303.80 feet** across the grantor's tract with the existing westerly right of way line for Parsons Avenue to the ***TRUE POINT OF BEGINNING***, containing 0.169 acres more or less.

The above described area contains a total of **0.169 acres**, within Franklin County Auditor's Parcel Number 010-103971-00, which includes 0.000 acres in the present road occupied.

Grantor claims title by Instrument recorded in Instrument No.201609140123989 in the records of Franklin County, Ohio.

Mag Spike set, as shown on plan and in above description are magnetized spikes eight (8") inches in length by three-eighths inch (3/8") shank and a one (1" dia.) head.

**EXHIBIT A**

Page 3 of 3

RX 286 T

Rev. 1/20

This description was prepared by Mark S. Ward, professional Surveyor No. S-7514, and was based on available public records and actual field survey of the premises performed by Resource International, Inc. in January, 2021. Bearings used in this description are based on Ohio State Plane Coordinates System, South Zone, NAD 83 (2011) and were established utilizing ODOT's VRS system, GPS Equipment and Procedures and an established bearing of N 03°41'06" E on the centerline of Parsons Avenue.

Resource International, Inc.

---

Mark S. Ward, P.S.  
Professional Surveyor No. S-7514