

EXHIBIT A

COC TEMP

Rev. 1-24-23

Date 1/8/24

Plan No. 3475-E

**PARCEL 115-T
0.019 ACRES**

**TEMPORARY EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY FOR
CONSTRUCTION OF PLAN 3475-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, Section 4, Township 1, Range 18, United States Military Lands, and being part of Lot 20 of Stevenson's Heirs Subdivision, Plat Book 1, Page 11, and being a part of a 0.19 acre parcel of land on record currently deeded to Ronald K. Walker and Donald K. Walker in Official Record 11489E04 of the Franklin County Recorder's Office, and lying on the left side of the centerline of right of way for East 24th Avenue (50' R/W) as shown on UIRF-South Linden Sidewalks Right of Way Plans, and being more and particularly described as follows:

BEGINNING at a point on the South line of Lot 20 of Stevenson's Heirs Subdivision, Plat Book 1, Page 11 of the Franklin County Recorder's Office, said South line of Lot 20 also being the northerly right of way of East 24th Avenue (50' R/W), (Station 7+74.79, 25.00 feet left, East 24th Avenue (50' R/W));

1. Thence **North 03 degrees 33 minutes 02 seconds East** along the West line of said 0.19 acre parcel, a distance of **6.00 feet** to a point, (Station 7+74.79, 31.00 feet left, East 24th Avenue (50' R/W));
2. Thence **North 82 degrees 16 minutes 54 seconds East** through said 0.19 acre parcel, a distance of **56.29 feet** to a point, (Station 8+30.00, 42.00 feet left, East 24th Avenue (50' R/W));
3. Thence **South 86 degrees 26 minutes 58 seconds East** through said 0.19 acre parcel, a distance of **11.66 feet** to the intersection of the East line of said 0.19 acre parcel, (Station 8+41.66, 42.00 feet left, East 24th Avenue (50' R/W));
4. Thence **South 03 degrees 17 minutes 05 seconds West** along the East line of said 0.19 acre parcel, a distance of **17.00 feet** to the intersection of said northerly right of

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way of East 24th Avenue (50' R/W), (Station 8+41.74, 25.00 feet left, East 24th Avenue (50' R/W));

5. Thence **North 86 degrees 26 minutes 58 seconds West** along said northerly right of way of East 24th Avenue (50' R/W), a distance of **66.95 feet** to the POINT OF BEGINNING.

The above parcel contains a gross take of 0.019 acres, of which 0.000 acres is present road occupied, leaving a net take of 0.019 acres, more or less, subject to all legal easements and right of ways.

The above described area is part of currently assigned Franklin County Auditor's Parcel Number 010-076012.

The basis of bearing used are relative to the Ohio State Plane Coordinates, South Zone NAD 83 (2011) adjustment, as established by G.P.S. observations by Garcia Surveyors, Inc. The Project Adjustment Factor used for this project is 1.00000000.

Stations and offsets referred to herein are relative to the centerline of right of way of East 24th Avenue as shown on UIRF-South Linden Right of Way Plans.

The above description is based on Surveys by and referenced to an exhibit prepared by Garcia Surveyors, Inc. attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Franklin County, Ohio.

Anthony A. Garcia, P.S. 8112

Date: