

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 03/19/24

PID 106095

**PARCEL 33-T
FRA-23-15.30
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
RECONSTRUCT WALK
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 Section 1 of Township 1, Range 18, United States Military Lands, being a part of Lot 69 of Oakland North Broadway as recorded in Plat Book 4, Page 370 of the Franklin County Recorder's Office, also known as being a part of the property conveyed to Klatt Properties I, LLC, an Ohio limited liability company, by Instrument Number 200611010219513, of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Number 010-067199-00), being Parcel 33-T on the right side of the existing centerline of Right-of-Way of Indianola Avenue (Right-of-Way 58') 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 a point at the southwest corner of said Klatt property, said point being in the existing easterly Right-of-Way line of said Indianola Avenue by Deed Book 918, Page 323, said point also being 30.00 feet right of Station 157+28.47 of said centerline of Right-of-Way of Indianola Avenue and the **True Point of Beginning** for the parcel herein described;

Thence, along the common line of said Klatt property and easterly Right-of-Way line, **North 04 degrees 11 minutes 20 seconds East, 48.00 feet** to the northwest corner of said Klatt property, said point being 30.00 feet right of Station 157+76.47 of said centerline of Right-of-Way of Indianola Avenue;

Thence, along the northerly line of said Klatt Property, **South 86 degrees 06 minutes 30 seconds East, 1.50 feet** to a point, said point being 31.50 feet right of Station 157+76.48 of said centerline of Right-of-Way of Indianola Avenue;

Thence, across said Klatt property, **South 04 degrees 11 minutes 20 seconds West, 48.00 feet** to a point in the southerly line of said Klatt property, said point being 31.50 feet right of Station 157+28.48 of said centerline of Right-of-Way of Indianola Avenue;

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Thence, along the southerly line of said Klatt property, **North 86 degrees 06 minutes 48 seconds West, 1.50 feet** to the **Point of Beginning**, containing 0.002 acre (72.0 sq. ft) more or less, all of which is in Franklin County Auditor's Parcel Number 010-067199-00.

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

The Gross Take from Franklin County Auditor's Parcel Number 010-067199-00 is 0.002 acre.

The P.R.O. in Take for Franklin County Auditor's Parcel Number 010-067199-00 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: 3276 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.

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.

JOHN C. DODGION
REG. SURVEYOR NO. 8069