

**EXHIBIT A**

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Ver. Date 05/25/2022

3776-E

**PARCEL 55-T  
AMERICAN ADDITION PHASE 4  
TEMPORARY EASEMENT FOR GRADING  
FOR APPROXIMATELY 30 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 1, Range 18, United States Military District, being on, over and across Lot 24 of that subdivision titled "American Addition", of record in Plat Book 5, Page 448, conveyed to James Rhodes and Rosetta J. Rhodes by deeds of record in Official Record 27869A06 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the northeasterly corner of said Lot 24 and the northwesterly corner of Lot 25 of said "American Addition", being in the southerly right-of-way line of Dewey Avenue (50 feet wide);

Thence South  $04^{\circ} 06' 54''$  West, with the line common to said Lots 24 and 25, a distance of 6.00 feet to a point;

Thence North  $85^{\circ} 53' 11''$  West, crossing said Lot 24, a distance of 40.00 feet to a point in the line common to said Lot 24 and an easterly line of that 0.104 Acre tract conveyed to Rosetta J. Rhodes and James Rhodes by deeds of record in Instrument Numbers 200602080025296 and 201607190092479 and that portion of Ericson Alley vacated by Ordinance Number 1352-2005;

Thence North  $04^{\circ} 06' 54''$  East, with said common line, a distance of 6.00 feet to a point in said southerly right-of-way line;

Thence South  $85^{\circ} 53' 11''$  East, with said southerly right-of-way line, a distance of 40.00 feet to the POINT OF BEGINNING, containing 0.006 acre, more or less of which the present road occupies 0.000 acre and 0.006 acre is part of Franklin County Auditor's Parcel Number 010-126311.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by Static GPS observations of Franklin County Engineering Department monuments Frank 43 and Frank 143. The centerline of Joyce Avenue, having a bearing of North  $04^{\circ} 07' 58''$  East, is designated the "basis of bearing" for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King  
Professional Surveyor No. 8772

Date