

EXHIBIT A

COC TEMP

Rev. 1-24-23

Date 1/6/25

Plan No. 3475-E

PARCEL 32-T
0.004 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 249 of Grasmere Gardens Additions, Plat Book 15, Page 2, and being a part of a 0.11 acre parcel of land on record currently deeded to MPMDC, LLC., in Official Record (Instrument No. 201701030000473) of the Franklin County Recorder's Office, and lying on the left side of the centerline of right of way for McGuffey 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 the intersection of the East line of Lot 249 with the North line of Lot 249 of Grasmere Gardens Additions, Plat Book 15, Page 2 of the Franklin County Recorder's Office, said East line of Lot 249 also being the westerly right of way of McGuffey Avenue (50' R/W), (Station 3+59.00, 25.00 feet left, McGuffey Avenue (50' R/W));

1. Thence **South 03 degrees 23 minutes 36 seconds West** along said westerly right of way of McGuffey Avenue (50' R/W), a distance of **17.00 feet** to a point, (Station 3+42.00, 25.00 feet left, McGuffey Avenue (50' R/W));
2. Thence **North 86 degrees 36 minutes 24 seconds West** through said Lot 249, a distance of **11.00 feet** to a point, (Station 3+42.00, 36.00 feet left, McGuffey Avenue (50' R/W));
3. Thence **North 03 degrees 23 minutes 36 seconds East** through said Lot 249, a distance of **17.00 feet** to the intersection of the North line of the temporary easement, also being said North line of Lot 249 of Grasmere Gardens Additions, Plat Book 15, Page 2 of the Franklin County Recorder's Office, (Station 3+59.00, 36.00 feet left, McGuffey Avenue (50' R/W));

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4. Thence **South 86 degrees 36 minutes 24 seconds East** along said North line of Lot 249 of Grasmere Gardens Additions, Plat Book 15, Page 2 of the Franklin County Recorder's Office, a distance of **11.00 feet** to the POINT OF BEGINNING.

The above parcel contains a gross take of 0.004 acres, of which 0.000 acres is present road occupied, leaving a net take of 0.004 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's 010-075012.

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 McGuffey 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: