

EXHIBIT A

COC TEMP

Rev. 1-24-23

Date 3/3/25

Plan No. 3930-E

**PARCEL 20-T
AREA 0.0002 Acres / 7.20 SQUARE FEET**

**TEMPORARY EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY FOR
CONSTRUCTION OF PLAN 3930-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, being located in Quarter Township 4, Township 1 North, Range 18 West, United States Military Lands and being part of a 0.160 acre tract of land as described in a deed to AJ Investment Real Estate V, LLC by deed of record in Instrument No. 201810300147778 and also shown as numbered and delineated as Lot 1 upon a plat titled Indianola Summit Addition, Plat Book 5 Page 140 and being a parcel of land on the right side of the centerline of right of way for Fourth Street. 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 on a mag spike set in the centerline intersection of existing right of way line for Fourth Street (80' width) and Seventeenth Avenue (60' width), said mag spike being at Seventeenth Avenue centerline station 52+00.00 and Fourth Street centerline station 502+00.00;

Thence **South 03 degrees 20 minutes 44 seconds West** a distance of **30.00 feet** with the existing centerline of right of way line for Fourth Street to a point in said line, said point being at Fourth Street centerline station 501+70.00;

Thence **South 86 degrees 39 minutes 16 seconds East** a distance of **40.00 feet** across the existing right of way for Fourth Street to a point in the existing easterly right of way line of Fourth Street, said point being also the northwest corner of the grantors' 0.160 acre tract (*said Lot 1*), said point being 30.00 feet right from Seventeenth Avenue centerline station 52+40.00 and 40.00 feet right from Fourth Street centerline station 501+70.00;

Thence **South 86 degrees 39 minutes 16 seconds East** a distance of **3.46 feet** with the existing southerly of right of way line for Seventeenth Avenue and the north line of the grantors' 0.160 acre tract (*said Lot 1*) to a point in said line, said point being 30.00 feet right from Seventeenth Avenue centerline station 52+43.46 and 43.46 feet right from Fourth Street centerline station 501+70.00 and being the **TRUE POINT OF BEGINNING**;

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Thence continue **South 86 degrees 39 minutes 16 seconds East** a distance of **1.54 feet** with the existing southerly of right of way line for Seventeenth Avenue and the north line of the grantors' 0.160 acre tract (*said Lot 1*) to a point in said line, said point being 30.00 feet right from Seventeenth Avenue centerline station 52+45.00 and 45.00 feet right from Fourth Street centerline station 501+70.00;

Thence **South 48 degrees 20 minutes 44 seconds West** a distance of **7.07 feet** across the grantors' 0.160 acre tract (*said Lot 1*) to a point in the existing easterly right of way line for Fourth Street, same being the west line of the grantors' 0.160 acre tract (*said Lot 1*), said point being 35.00 feet right from Seventeenth Avenue centerline station 52+40.00 and 40.00 feet right from Fourth Street centerline station 501+65.00;

Thence **North 03 degrees 20 minutes 44 seconds East** a distance of **1.94 feet** with the existing easterly right of way line for Fourth Street and the west line of the grantors' 0.160 acre tract (*said Lot 1*) to a point in said line, said point being 33.06 feet right from Seventeenth Avenue centerline station 52+40.00 and 40.00 feet right from Fourth Street centerline station 501+66.94;

Thence **North 51 degrees 47 minutes 38 seconds East** a distance of **4.62 feet** across the grantors' 0.160 acre tract (*said Lot 1*) to a point in the existing southerly right of way line for Seventeenth Avenue, same being the north line of the grantors' 0.160 acre tract (*said Lot 1*) and the **TRUE POINT OF BEGINNING**, containing **0.0002 acres (7.20 square feet) more or less**, within Franklin County Auditor's Parcel Number 010-027457-00, which includes 0.000 acre in the present road occupied.

Grantor, AJ Investment Real Estate V, LLC claims the right to grant the easement by record Instrument No. 201810300147778, in the records of Franklin County, Ohio.

Basis of stationing:

Fourth Street centerline stationing set = 500+00.00, measured 200 feet south along the centerline of Fourth Street from the centerline intersection of existing right of way Fourth Street and Seventeenth Avenue as established for this project.

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Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and an established bearing of North 03°20'44" East on the centerline of Fourth Street.

This description was prepared from existing records and a field survey performed in October 2023 by Resource International, Inc.

Mark S. Ward, P.S.
Professional Surveyor No. S-7514
03/11/2025