

## **EXHIBIT A**

COC TEMP

Rev. 1-24-23

Date 1/5/24

Plan No. 3475-E

**PARCEL 5-T  
0.002 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, Town 1, Range 18, United States Military Lands, being part Lot 20 of Hugh A. Tyler Subdivision, Plat Book 25, Page 35 of the Franklin County Recorder's Office, and being a part of a 0.16 acre parcel of land on record currently deeded to Oumar Kleit, in Official Record (Instrument No. 201706130079471) of the Franklin County Recorder's Office, and lying on the right side of the centerline of right of way for Grasmere 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 along the West line of Lot 20 of Hugh A. Tyler Subdivision, Plat Book 25, Page 35 of the Franklin County Recorder's Office, said West line of Lot 20 also being the easterly right of way of Grasmere Avenue (50'R/W), (Station 6+09.00, 25.00 feet right, Grasmere Avenue (50'R/W));

1. Thence along said easterly right of way of Grasmere Avenue (50'R/W), through said lot 20, in a westerly to northwesterly direction, along a curve to the left with a **radius of 200.00 feet**, an **arc length of 21.37 feet**, a **delta of 06 degrees 07 minutes 14 seconds left**, a **chord bearing of North 60 degrees 06 minutes 22 seconds West**, and a **chord length of 21.35 feet** to the intersection of the North line of Lot 20 of Hugh A. Tyler Subdivision, Plat Book 25, Page 35 of the Franklin County Recorder's Office, (Station 6+27.70, 25.00 feet right, Grasmere Avenue (50'R/W));
2. Thence **North 35 degrees 05 minutes 41 seconds East** along said North line of Lot 20 of Hugh A. Tyler Subdivision, Plat Book 25, Page 35 of the Franklin County Recorder's Office, a distance of **5.05 feet** to a point, (Station 6+27.08, 30.00 feet right, Grasmere Avenue (50'R/W));
3. Thence in a southerly to southeasterly direction through said lot 20, along a curve to the right with a **radius of 205.00 feet**, an **arc length of 21.17 feet**, a **delta of 05**

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**degrees 55 minutes 04 seconds right, a chord bearing of South 60 degrees 00 minutes 16 seconds East, and a chord length of 21.16** feet to a point, (Station 6+09.00, 30.00 feet right, Grasmere Avenue (50'R/W));

4. Thence **South 32 degrees 57 minutes 16 seconds West** along a line through said lot 20, a distance of **5.00 feet** to the POINT OF BEGINNING.

The above parcel contains a gross take of 0.002 acres, of which 0.000 acres is present road occupied, leaving a net take of 0.002 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 010-116289.

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 Grasmere 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.

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Anthony A. Garcia, P.S. 8112

Date: