

EXHIBIT A

	1 of 3
PID	
PARCEL	27-T
PROJECT	E. SECOND
Version Date	02/27/22

**PARCEL 27-T
E. SECOND AVENUE
TEMPORARY EASEMENT
TO CONSTRUCT WALL AND FOR GRADING**

Situate in the State of Ohio, County of Franklin, City of Columbus, located in Fractional Section 4, Township 5, Range 22, Refugee Lands, being part of Lot 79 of Terrace View Addition of record in Plat Book 4, Page 250, as conveyed to Albert A. Shepard Jr. by deed of record in Instrument Number 200611090224952, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the right side of the Centerline of Right-of-Way as delineated upon the E. Second Avenue Right-of-Way Plan on file with the City of Columbus (3407-E);

Beginning at an iron pin set in the common line of Lots 80 and 79 of Terrace View Addition of record in Plat Book 4, Page 250, and in the new southerly right of way line of Second Avenue (Parcel 27-WD), said point being 27.00 feet right of Centerline Right-of-Way station 29+04.72;

Thence South 86 deg. 33 min. 10 sec. East, a distance of 30.00 feet along the said new southerly right of way line of Second Avenue, to an iron pin set in the common line of Lots 79 and 78 of said Terrace View Addition, being 27.00 feet right of Centerline Right-of-Way station 29+34.72;

Thence South 03 deg. 44 min. 12 sec. West, a distance of 14.91 feet along the common line of said Lots 79 and 78 to a point being 41.91 feet right of Centerline Right-of-Way station 29+34.65;

EXHIBIT A

	2 of 3
PID	27-T
PARCEL	E. SECOND
PROJECT	02/27/22
Version Date	

Thence the following two (2) courses and distances across said Lot 79;

1. North 56 deg. 05 min. 14 sec. West, a distance of 7.71 feet to a point being 38.00 feet right of Centerline Right-of-Way station 29+28.00;
2. North 86 deg. 33 min. 10 sec. West, a distance of 23.33 feet to a point in the common line of said Lots 80 and 79, being 38.00 feet right of Centerline Right-of-Way station 29+04.67;

Thence North 03 deg. 44 min. 12 sec. East, a distance of 3.00 feet along said common line of Lots 80 and 79 to a point being 35.00 feet right of Centerline Right-of-Way station 29+04.68;

Thence continuing North 03 deg. 44 min. 12 sec. East, a distance of 6.00 feet along said common line of Lots 80 and 79 to an iron pin set, being 29.00 feet right of Centerline Right-of-Way station 29+04.71;

Thence continuing North 03 deg. 44 min. 12 sec. East, a distance of 2.00 feet along said common line of Lots 80 and 79 to the **Point of Beginning** of the herein described parcel, containing 343 square feet, more or less, of which 0.000 square feet lies within the existing Present Road Occupied.

Of the above described area, 343 square feet are contained within Franklin County Auditor's Parcel 010-035358.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007), as established from a GPS survey in October 2017, and are based on the bearing of South 86 deg. 41 min. 21 sec. East for the centerline of E. Second Avenue, as determined by occupying Franklin County Geodetic Control Monuments "COC17-82" and "TACKETT".

EXHIBIT A

PID 3 of 3
PARCEL 27-T
PROJECT E. SECOND
Version Date 02/27/22

All iron pins set are 5/8 inches in diameter rebar by 30 inches long with a yellow plastic cap stamped STANTEC.

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Columbus in 2017, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Instrument reference as of the date this survey was prepared: Instrument Number 200611090224952, of the Recorder's Office, Franklin County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191 Date