

EXHIBIT A

LPA RX 887 T

Page 1 of 3

Rev. 07/09

Ver. Date 7-26-2022

PID 105732

**PARCEL 37-T
FRA-C.R. 96-1.71 (CASSADY AVE.)
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
REPLACE LEAD WALKS AND STAIRS, GRADE & SEED
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being parts of Lots 7-11 in the Patrick H. Cassady's Parcels recorded in Auditor's Plat Book 9, page 288 and conveyed to Columbus Cassady, LLC, a Delaware Limited Liability Company, in Instrument 201902060014593, 201902060014595, 202111300216612, and 202111300216615, in the Franklin County Recorder's Office. The below described parcel laying on the right side of the proposed centerline of right of way for 5th Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at the southwest corner of said Lot 7 on the north line of a 15 foot and the southeast corner of Lot 6 as conveyed to Medhat Mokhtar Trustee of the Medhat Mokhtar Living Trust Dated March 7, 2019 in Instrument 201903080026581, witnessed by a 5/8 inch rebar found that bears North 87 degrees 19 minutes 52 seconds West 2.22 feet, said lot corner being 152.46 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 206+91.34; Thence, North 02 degrees 38 minutes 44 seconds East, 109.06 feet to a point on the west line of said Lot 7, said point being 43.41 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 206+89.90 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across said Lots 7-11, **South 89 degrees 54 minutes 48 seconds East, 160.19 feet** to a point on the east line of said Lot 11 and the west line of a 15 foot alley, said point being 34.14 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 208+49.82;
- 2) **Thence**, along the east line of said Lot 11 and west line of said 15 foot alley, **South 02 degrees 57 minutes 13 seconds West, 81.87 feet** to a point, said point being 116.00 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 208+50.47;

EXHIBIT A

Page 2 of 3

Rev. 07/09

LPA RX 887 T

- 3) **Thence**, across said Lot 11, **North 02 degrees 50 minutes 07 seconds West, 71.43 feet** to a point, said point being 45.00 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 208+42.70;
- 4) **Thence**, across said lots 11-9, **North 86 degrees 35 minutes 42 seconds West, 88.80 feet** to a point, said point being 45.00 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 207+53.91;
- 5) **Thence**, across said Lot 8, **North 80 degrees 33 minutes 20 seconds West, 19.01 feet** to a point, said point being 43.00 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 207+35.00;
- 6) **Thence**, across said Lot 8, **South 76 degrees 42 minutes 20 seconds West, 15.66 feet** to a point, said point being 47.50 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 207+20.00;
- 7) **Thence**, across said Lot 7, **South 89 degrees 56 minutes 50 seconds West, 30.08 feet** to a point on the west line of said Lot 7, said point being 49.31 feet right of the centerline of proposed right of way and construction for 5th Avenue at station 206+89.98;
- 8) **Thence**, along the grantor's west line, **North 02 degrees 38 minutes 44 seconds East, 5.90 feet** to the **TRUE POINT OF BEGINNING**, containing 0.031 acres.

The parcel of land described contains, 0.031 acres, more or less of which 0.004 acres is located in Franklin County Auditor's Parcel Number 010-042465-00, 0.003 acres is located in Franklin County Auditor's Parcel Number 010-000243-00, 0.005 acres is located in Franklin County Auditor's Parcel Number 010-053826-00, and 0.019 acres is located in Franklin County Auditor's Parcel Number 010-053827-00 including the present road occupies 0.000 acres, more or less.

All iron pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, September, 2020.

EXHIBIT A

Page 3 of 3

Rev. 07/09

LPA RX 887 T

Grantor claim title by Instrument 201902060014593, 201902060014595, 202111300216612, and 202111300216615, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date