

EXHIBIT A

COC TEMP

Rev. 1-24-23

Date 1/8/24

Plan No. 3475-E

**PARCEL 60-T
0.001 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 138 of Linmoor, Plat Book 18, Page 13, and being a part of a 0.12 acre parcel of land on record currently deeded to Troy K Properties Inc., in Official Record (Instrument No. 202306280064036) of the Franklin County Recorder's Office, and lying on the left side of the centerline of right of way for East 23rd 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 on the South line of Lot 138 of Linmoor, Plat Book 18, Page 13 of the Franklin County Recorder's Office, said South line of Lot 138 also being the northerly right of way of 23rd Avenue (50' R/W), (Station 2+76.02, 25.00 feet left, 23rd Avenue (50' R/W));

1. Thence **North 03 degrees 48 minutes 12 seconds East** along the West line of said 0.12 acre parcel, a distance **5.00 feet** to a point, (Station 2+76.04, 30.00 feet left, 23rd Avenue (50' R/W));
2. Thence **South 86 degrees 27 minutes 48 seconds East** through said 0.12 acre parcel, a distance of **6.96 feet** to a point, (Station 2+83.00, 30.00 feet left, 23rd Avenue (50' R/W));
3. Thence **South 00 degrees 55 minutes 44 seconds East** through said 0.12 acre parcel, a distance of **5.00 feet** to the intersection of the northerly right of way of 23rd Avenue (50' R/W), (Station 2+83.00, 25.00 feet left, 23rd Avenue (50' R/W));
4. Thence **North 86 degrees 27 minutes 48 seconds West** along the northerly right of way of 23rd Avenue (50' R/W), a distance of **6.98 feet** to the POINT OF BEGINNING.

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The above parcel contains a gross take of 0.001 acres, of which 0.000 acres is present road occupied, leaving a net take of 0.001 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 010-093721.

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 East 23rd 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: