

EXHIBIT A

COC TEMP

Rev. 1-24-23

Date 3/10/25

Plan No. 3930-E

**PARCEL 3-T
AREA 0.002Acres / 65.92 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 Half Section 4, Township 5, Range 22, Refugee Lands and being part of a 1.928 acre tract of land as described in a deed to JDS Jeffrey Partners, LLC by deed of record in Instrument No. 201302060020901 and also shown as numbered and delineated as Lot 1 upon a plat titled George E. Hutchinson's Subdivision of Lot 57 in WM Phelant's MT Pleasant Addition, Plat Book 1 Page 101 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 (60' width) and First Avenue (60' Width), said mag spike being at First Avenue centerline station 12+00.00 and Fourth Street centerline station 102+00.00;

Thence **North 08 degrees 21 minutes 47 seconds West** a distance of **24.39 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 102+24.39;

Thence **North 81 degrees 38 minutes 13 seconds East** a distance of **30.00 feet** across the existing right of way for Fourth Street to a point in the existing easterly right of way line of Fourth Street, same being the southeast corner of a twenty foot wide strip of land dedicated to the City of Columbus by the said plat George E. Hutchinson's Subdivision of Lot 57 in WM Phelant's MT Pleasant Addition, Plat Book 1 Page 101, said point being also the southwest corner of the grantor's 1.928 acre tract, said point being 30.00 feet left from First Avenue centerline station 12+24.39 and 30.00 feet right from Fourth Street centerline station 102+24.39 and being the **TRUE POINT OF BEGINNING**;

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Thence **North 08 degrees 21 minutes 47 seconds West** a distance of **32.75 feet** with the existing easterly right of way line for Fourth Street, same being the west line of the grantor's 1.928 acre tract to a point in said line, said point being 62.06 feet left from First Avenue centerline station 12+17.71 and 30.00 feet right from Fourth Street centerline station 102+57.14;

Thence **North 81 degrees 38 minutes 13 seconds East** a distance of **2.00 feet** across the grantor's 1.928 acre tract to a point, said point being 62.47 feet left from First Avenue centerline station 12+19.66 and 32.00 feet right from Fourth Street centerline station 102+57.14;

Thence **South 08 degrees 21 minutes 47 seconds East** a distance of **33.17 feet** across the grantor's 1.928 acre tract to a point in the existing northerly right of way line for First Avenue, same being the south line of the grantor's 1.928 acre tract, said point being 30.00 feet left from First Avenue centerline station 12+26.43 and 32.00 feet right from Fourth Street centerline station 102+23.97;

Thence **North 86 degrees 35 minutes 08 seconds West** a distance of **2.04 feet** with the existing northerly right of way line for First Avenue and the south line of the grantor's 1.928 acre tract to the **TRUE POINT OF BEGINNING**, containing **0.002 acre (65.92 square feet), more or less**, within Franklin County Auditor's Parcel Number 010-291717-00, which includes 0.000 acre in the present road occupied.

Grantor, JDS Jeffrey Partners, LLC claims the right to grant the easement by record Instrument No. 201302060020901, in the records of Franklin County, Ohio.

Basis of stationing:

Fourth Street centerline stationing set = 300+00.00, measured 200 feet south along the centerline of Fourth Street from the intersection with the centerline of right of way intersection of Fifth Avenue as established for this project.

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 08°01'40" West on the centerline of Fourth Street.

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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