

EXHIBIT A

COC TEMP

Rev. 1-31-23

Date 10/30/24

Plan No. 3823-E

PARCEL 34-T
0.087 ACRES

**TEMPORARY EASEMENT
FOR THE PURPOSE OF GRADING FOR A SHARED USE PATH NECESSARY FOR
CONSTRUCTION OF PLAN 3823-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, located in Virginia Military Survey 1425 and being out of that 8.217 acre tract conveyed to 4395 Clime Road, LLC an Ohio Limited Liability Company by instrument 202112030220241, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Being a parcel of land lying on the right side of the existing centerline of right-of-way of Georgesville Road, also known as Franklin County Road 26 (width varies) and south of Clime Road, also known as County Road 125 (130' wide) being more particularly described as follows:

Beginning, for reference, at the northwest corner of the subject property, being 51.49 feet right of the centerline of right-of-way of Georgesville Road station 86+15.23;

Thence North 57° 42' 40" East a distance of 7.75 feet, along said right of way to a point, being 57.00 feet right of the centerline of right-of-way of Georgesville Road station 86+20.74, and being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence **North 57° 42' 40" East** a distance of **30.66 feet**, along said right of way to a point, being 78.71 feet right of the centerline of right-of-way of Georgesville Road station 86+42.71;

Thence **South 75° 29' 15" East** a distance of **2.29 feet**, along the south right of way of Clime Road to a point, being 81.00 feet right of the centerline of right-of-way of Georgesville Road station 86+42.64;

Thence **South 11° 19' 34" West** a distance of **144.34 feet**, crossing said subject parcel to a point, being 83.00 feet right of the centerline of right-of-way of Georgesville Road station 84+97.00;

EXHIBIT A

Thence **South 62° 04' 09" West** a distance of **27.32 feet**, continuing across said subject to the south property line to a point, being 62.00 feet right of the centerline of right-of-way of Georgesville Road station 84+79.52;

Thence **North 73° 52' 22" West** a distance of **7.02 feet**, along said property line to a point, being 55.00 feet right of the centerline of right-of-way of Georgesville Road station 84+80.05;

Thence **North 12° 49' 37" East** a distance of **140.07 feet**, crossing said subject parcel to the TRUE POINT OF BEGINNING, containing 0.087 acres, more or less and is located in Franklin County Auditors Parcel Number 010-233237-00.

Description is prepared from a field survey prepared by SJCA Inc. in the winter of 2021.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Grantor claims title by Instrument 202112030220241, as recorded in Franklin County Recorder's office.

The bearings shown herein are based on the same meridian as the bearings shown on the 1971 right of way plans for "Franklin County Road No. 26" of record in Drawer E 1149 in the City of Columbus, Franklin County, Ohio. On said plan of record, the centerline of Georgesville Road has a bearing of North 24°04'22" East for the tangent section between station 92+13.75 and station 104+34.86.

This description was created under the direction and supervision of Robert A. Bosworth, P.S. 7750.

Robert A. Bosworth

12-20-24

Registered Surveyor No. 7750

Date

