

EXHIBIT A

COC TEMP

Rev. 1-24-23

Date 1/5/24

Plan No. 3475-E

**PARCEL 10-T
0.020 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 32 of Hugh A. Tyler Subdivision, Plat Book 25, Page 35, and being a part of a 0.14 acre parcel of land on record currently deeded to Miguel Reyes and Ana Guijosa Ruiz, in Official Record (Instrument No. 202011180183804) of the Franklin County Recorder's Office, and lying on the right side of the centerline of right of way for Grasmere 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 the intersection of the West line of Lot 32 with the South line of Lot 32 of Hugh A. Tyler Subdivision, Plat Book 25, Page 35 of the Franklin County Recorder's Office, said West line of Lot 32 also being the easterly right of way of Grasmere Avenue (50' R/W), (Station 13+08.60, 25.00 feet right, Grasmere Avenue (50' R/W));

1. Thence **North 03 degrees 27 minutes 24 seconds East** along said easterly right of way of Grasmere Avenue (50' R/W), a distance of **50.00 feet** to the intersection of the North line of Lot 32 of Hugh A. Tyler Subdivision, Plat Book 25, Page 35 of the Franklin County Recorder's Office, (Station 13+58.60, 25.00 feet right, Grasmere Avenue (50' R/W));
2. Thence **South 86 degrees 32 minutes 36 seconds East** along said North line of Lot 32 of Hugh A. Tyler Subdivision, Plat Book 25, Page 35 of the Franklin County Recorder's Office, a distance of **19.64 feet** to a point, (Station 13+58.60, 44.64 feet right, Grasmere Avenue (50' R/W));
3. Thence **South 08 degrees 05 minutes 53 seconds West** through said Lot 32, a distance of **54.58 feet** to the intersection of said South line of Lot 32 of Hugh A.

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Tyler Subdivision, Plat Book 25, Page 35 of the Franklin County Recorder's Office, (Station 13+08.60, 40.58 feet right, Grasmere Avenue (50' R/W));

4. Thence **South 86 degrees 32 minutes 36 seconds East** along said South line of Lot 32 of Hugh A. Tyler Subdivision, Plat Book 25, Page 35 of the Franklin County Recorder's Office, a distance of **15.58 feet** to the POINT OF BEGINNING.

The above parcel contains a gross take of 0.020 acres, of which 0.000 acres is present road occupied, leaving a net take of 0.020 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 010-116301.

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 Grasmere 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: