

EXHIBIT A

COC SH

Rev. 1-31-23

Date 2/21/25

Plan No. 3930-E

**PARCEL 10-SH
AREA 0.001 Acres / 59.05 SQUARE FEET**

**STANDARD HIGHWAY EASEMENT
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION
OF EXISTING ACCESS RIGHTS
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 Fractional Section 5, Township 5, Range 22, Refugee Lands, being Part of Lot 4 as numbered and delineated on the plat of Edwin and Elizabeth Domoney's Subdivision of Lot No. 31 in William D. Deshler's Addition to William Phelan's Mount Pleasant Addition to the City of Columbus, Ohio Plat Book 2 Page 321 and being a portion of the common area of Four X Five Condominium as declared in Instrument No. 202002210026246 and also shown and delineated in Condominium Plat Book 283, Page 86 and being a parcel of land on the left 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 the existing right of way for Fourth Street (width varies) and centerline of right of way for Fifth Avenue (60' Width), said mag spike being at Fifth Avenue centerline station 31+91.81 and Fourth Street centerline station 302+00.00;

Thence **South 08 degrees 01 minute 40 seconds East** a distance of **26.58 feet** with the centerline of right of way for Fourth Street to a point in said line, said point being at Fourth Street centerline station 301+73.42;

Thence **South 81 degrees 58 minutes 20 seconds West** a distance of **20.00 feet** leaving said centerline of right of way for Fourth Street to a mag nail found in the existing westerly right of way line of Fourth Street, also being the northeast corner of the Four X Five Condominium, also being the northwest corner of Fourth Street, originally titled as Eastern Row, dedicated in Wm. G. Deshler's Amended Addition, recorded in Plat Book 1, page 302, said mag nail being 30.00 feet right from Fifth Avenue centerline station 31+77.44 and 20.00 feet left from Fourth Street centerline station 301+73.42 and being the **TRUE POINT OF BEGINNING**;

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Thence **South 08 degrees 01 minute 40 seconds East** a distance of **14.35 feet** with the existing westerly right of way line for Fourth Street and the east line of said Four X Five Condominium to an iron pin set, said iron pin being 44.07 feet right from Fifth Avenue centerline station 31+80.26 and 20.00 feet left from Fourth Street centerline station 301+59.07;

Thence **South 81 degrees 39 minutes 34 seconds West**, a distance of **4.00 feet** across said Four X Five Condominium to an iron pin set, said Iron pin being 44.88 feet right from Fifth Avenue centerline station 31+76.34 and 24.00 feet from Fourth Street centerline right of way station 301+59.04;

Thence **North 08 degrees 01 minute 40 seconds West** a distance of **15.17 feet** across said Four X Five Condominium to an iron pin set in the existing southerly right of way line for Fifth Avenue, as dedicated in William Phelans Mt. Pleasant Addition, recorded in Plat Book 1 page 9, the same being the north line of said Four X Five Condominium, said iron pin being 30.00 feet right from Fifth Avenue centerline station 31+73.36 and 24.00 feet left from Fourth Street centerline of right of way station 301+74.22;

Thence **South 86 degrees 40 minutes 35 seconds East** a distance of **4.08 feet** with the existing southerly right of way line for Fifth Avenue and the north line of said Four X Five Condominium to the **TRUE POINT OF BEGINNING; containing 0.001 acres (59.05 square feet)** of land more or less within Franklin County Auditor's Parcel Numbers 010-300740-00 through 010-300753-00, which includes 0.000 acres in the present road occupied.

Grantors, Four X Five Condominium claims the right to grant the right of way under the authority of Article XIV, Section 2 of said declaration as recorded in Instrument No. 202002210026246 in the records of Franklin County, Ohio.

Iron pins set, as shown on plan and in the above description are 5/8 inch iron rods, thirty (30) inches long with caps stamped "Rii".

Basis of stationing:

Fourth Street centerline stationing set = 300+00.00, measured 200 feet south along the centerline of Fourth Street from the centerline intersection of the existing right of way of Fourth Street and 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
02/21/2025