

EXHIBIT A

COC TEMP

Rev. 1-24-23

Date 3/31/23

Plan No. 3813-E

**PARCEL 66-T
0.0066 ACRES**

**TEMPORARY EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY FOR
CONSTRUCTION OF PLAN 3813-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, Franklin County, City of Columbus, Survey Number 2668, Virginia Military District, being Lot 159 and part of Lot 158 of the Glen View Heights Subdivision as shown and delineated in Plat Book 11, Page 4 and as conveyed to Enisse Celizet Lopez Cruz. Prior instrument reference as of the date this survey was prepared: Instrument Number 202011180183768, of Franklin County, Ohio. Being bounded and described as follows:

Commencing at a point at the northeast corner of Lot 164 of said Glen View Heights Subdivision and as conveyed to Paradise 4U Properties, LTD, LLC, an Ohio Limited Liability Company in Instrument Number 201111180150928 and also being the southeast corner of Lot 163 of said Glen View Heights Subdivision and as conveyed to Lee Spector in Instrument Number 201309300165065. Said point being along the westerly right-of-way line of Wheatland Avenue (40' wide) and being referenced by a 1" iron pipe found 20.72' left of Wheatland Avenue centerline station 30+19.08, said point also being 20.00' left of the Wheatland Avenue centerline station 30+18.62;

Thence N 08°24'17" W a distance of 136.00' along the westerly right-of-way line of said Wheatland Avenue to a point on the northeast corner of Lot 160 of said Glen View Heights Subdivision and as conveyed to James Cheadle Jr in Instrument Number 202112150227225 and 31653, Pg. F20, said point also being the southeast corner of said Lot 159, being 20.00' left of the Wheatland Avenue centerline station 31+54.62 and being the **True Point of Beginning**;

Thence S 81°36'07" W a distance of 5.63' leaving the westerly right-of-way line of said Wheatland Avenue and along the north property line of said Lot 160 and also along the south property line of said 159 to a point, being 25.63' left of the Wheatland Avenue centerline station 31+54.62;

Thence N 08°24'13" W a distance of 51.00' leaving the north property line of said Lot 160 and through said Lot 159 and part of Lot 158 to a point on the southerly property line of part of Lot 158, and part of

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Lot 157 and as conveyed to Michael Enderle in Instrument Number 201901040001617, being 25.63' left of the Wheatland Avenue centerline station 32+05.62;

Thence N 81°36'07" E a distance of 5.63' along the southerly property line of said part of Lot 158, and part of Lot 157 to a point on the westerly right-of-way of Wheatland Avenue, being 20.00' left of the Wheatland Avenue centerline station 32+05.62;

Thence S 08°24'17" E a distance of 51.00' along said westerly right-of-way line of Wheatland Avenue to the **True Point of Beginning**;

The above described area contains 0.0066 acres of land, more or less, of which the present road occupies 0.000 acres of land, being part of Franklin County Auditor's Parcel Number 010-014927.

All references here in are to records in the Records Office, Franklin County, Ohio.

Grantor claims title by Instrument Number 202011180183768.

The basis of bearings for this description are based Geodetic North of the Ohio State Plane Coordinate System, South zone, NAD83 (2007) as determined from GPS observations utilizing the ODOT RTN with Wheatland Avenue being N 08°24'17" W.

All stations and offsets here in are referenced to the centerline of existing right-of-way of Wheatland Avenue as shown upon the right-of-way plan "Improvements of Wheatland Avenue from W Broad Street to Oakley Avenue "on file with the City of Columbus, Ohio.

This description was prepared under the direction of Charles W. Price Jr., Registered Professional Surveyor, No. 7825.

This description is based on a field survey in November, 2022 prepared under the direct supervision of Michael Jay Wilson, Registered Professional Surveyor, No. 8281.

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Charles W. Price, Jr., P.S. No. 7825

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