

EXHIBIT A

1 of 3

PID	30-T
PARCEL	E. SECOND
PROJECT	02/27/22
Version Date	

**PARCEL 30-T
E. SECOND AVENUE
TEMPORARY EASEMENT
TO CONSTRUCT WALL AND FOR GRADING**

Situate in the State of Ohio, County of Franklin, City of Columbus, located in Fractional Section 4, Township 5, Range 22, Refugee Lands, being part of Lot 76 of Terrace View Addition of record in Plat Book 4, Page 250, as conveyed to 870 Northwest LLC by deed of record in Instrument Number 202104090063412, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Being a parcel of land lying on the right side of the Centerline of Right-of-Way as delineated upon the E. Second Avenue Right-of-Way Plan on file with the City of Columbus (3407-E);

Beginning at an iron pin set in the common line of Lots 77 and 76 of Terrace View Addition of record in Plat Book 4, Page 250, and in the new southerly right of way line of Second Avenue (Parcel 30-WD), said point being 27.00 feet right of Centerline Right-of-Way station 29+94.72;

Thence South 86 deg. 33 min. 10 sec. East, a distance of 30.00 feet along said new southerly right of way line of Second Avenue, to an iron pin set in the easterly line of said Lot 76 and in the westerly right-of-way line of N. Grant Avenue, being 27.00 feet right of Centerline Right-of-Way station 30+24.72;

Thence South 03 deg. 44 min. 12 sec. West, a distance of 18.00 feet along the easterly line of said Lot 76 and the westerly right-of-way line of N. Grant Avenue to a point being 45.00 feet right of Centerline Right-of-Way station 30+24.63;

EXHIBIT A

	2 of 3
PID	
PARCEL	30-T
PROJECT	E. SECOND
Version Date	02/27/22

Thence the following three (3) courses and distances across said Lot 76;

1. Thence North 86 deg. 33 min. 10 sec. West, a distance of 7.00 feet to a point being 45.00 feet right of Centerline Right-of-Way station 30+17.63;
2. Thence North 03 deg. 44 min. 12 sec. East, a distance of 11.50 feet to a point being 33.50 feet right of Centerline Right-of-Way station 30+17.69;
3. Thence North 86 deg. 33 min. 10 sec. West, a distance of 23.00 feet to a point in the common line of said Lots 77 and 76, being 33.50 feet right of Centerline Right-of-Way station 29+94.69;

Thence North 03 deg. 44 min. 12 sec. East, a distance of 6.50 feet along said common line of Lots 77 and 76 to the **Point of Beginning** of the herein described parcel, containing 276 square feet, more or less, of which 0.000 square feet lies within the existing Present Road Occupied.

Of the above described area, 276 square feet are contained within Franklin County Auditor's Parcel 010-017060.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (NSRS 2007), as established from a GPS survey in October 2017, and are based on the bearing of South 86 deg. 41 min. 21 sec. East for the centerline of E. Second Avenue, as determined by occupying Franklin County Geodetic Control Monuments "COC17-82" and "TACKETT".

All iron pins set are 5/8 inches in diameter rebar by 30 inches long with a yellow plastic cap stamped STANTEC.

EXHIBIT A

PID 3 of 3
PARCEL 30-T
PROJECT E. SECOND
Version Date 02/27/22

This description was prepared by Steven E. Rader, registered surveyor 7191, and is based upon a field survey for the City of Columbus in 2017, by Stantec Consulting Services, Inc., under the direction of said surveyor.

Instrument reference as of the date this survey was prepared: Instrument Number 202104090063412, of the Recorder's Office, Franklin County, Ohio.

STANTEC CONSULTING SERVICES INC.

Registered Surveyor No. 7191 Date