

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. Date 03/19/24

PID 106095

**PARCEL 16-T
FRA-23-15.30
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING & ALLEY RECONSTRUCTION
FOR 18 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situate in the State of Ohio, County of Franklin, City of Columbus in the Quarter Township 2 of Township 1, Range 18, United States Military Lands, and being part of Lot 1 of Walhalla Terrace Subdivision as recorded in Plat Book 10, Page 88 of the Franklin County Recorder's Office, also known as being part of the property conveyed to 3335 Indianola, LLC, an Ohio Limited Liability Company, by Instrument Number 201708310120891 of the Franklin County Recorder's Office, (Franklin County Auditor's Parcel Number 010-018408-00), being Parcel 16-T on the left side of the existing centerline of Right-of-Way of Indianola Avenue (Right-of -Way 60') as shown on the City of Columbus Right-of-Way Plans for Indianola Avenue (1908-A) and being more particularly described as follows:

Beginning at a point in the southerly line of said Lot 1, the same being the existing northerly Right-of-Way line of an alley (Right-of-Way 16'), said point being in the proposed westerly Right-of-Way line of said Indianola Avenue, said point also being 34.00 feet left of Station 146+35.24 of said centerline of Right-of-Way of Indianola Avenue and the **True Point of Beginning** for the parcel herein described;

Thence, along the common line of said alley and Lot 1, **North 86 degrees 07 minutes 23 seconds West, 2.79 feet** to a point in said common line, said point being 36.79 feet left of Station 146+35.24 of said centerline of Right-of-Way of Indianola Avenue;

Thence, crossing said Lot 1, **North 27 degrees 57 minutes 46 seconds East, 8.31 feet** to a point in the proposed westerly Right-of-Way line, said point being 33.39 feet left of Station 146+42.83 of said centerline of Right-of-Way of Indianola Avenue;

Thence, along said proposed westerly Right-of-Way line of Indianola Avenue, **South 08 degrees 26 minutes 53 seconds West, 7.61 feet** to the **Point of Beginning**, containing 0.0002 acre (10.6 sq. ft) more or less, all of which is in Franklin County Auditor's Parcel Number 010-018408-00.

EXHIBIT A

Page 2 of 2

LPA RX 887 T

Rev. 07/09

Subject to all, legal, easements, rights-of-way, conditions and restrictions.

The Gross Take from Franklin County Auditor's Parcel Number 010-018408-00 is 10.6 sq. ft.

The P.R.O. in Take for Franklin County Auditor's Parcel Number 010-018408-00 is 0.00 acres.

All bearings shown are for project use only and are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). A bearing of North 03 degrees 52 minutes 37seconds East was held as the bearing of the centerline of Indianola Avenue from E. Weber Road to Clinton Heights Avenue.

Address: 3133-3135 Indianola Avenue, Columbus, Ohio 43202.

The ownership and recording information from the Franklin County Recorder and Auditor's Offices is current as of the date of description.

This description was prepared in March 2024 by Smart Services, Inc. under the direct supervision of John C. Dodgion, P.S. 8069 and is based on actual field measurements performed by the same in August and September of 2022 and March of 2023.

JOHN C. DODGION
REG. SURVEYOR NO. 8069