

EXHIBIT A

COC TEMP

Rev. 1-24-23

Date 1/22/24

Plan No. 3925-E

**PARCEL 30-T2
0.0228 ACRES**

**TEMPORARY EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY FOR
CONSTRUCTION OF PLAN 3925-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, U.S. Military Lands, Quarter Township 3, Township 1, Range 17, being a 6.990 acre tract as conveyed to Mock Investment Group, LLC, an Ohio Limited Liability Company. Prior instrument reference as of the date this survey was prepared: Instrument Number 202305250050724, of the Recorder's Office, Franklin County, Ohio. Being bounded and described as follows:

Commencing at a point at the intersection of the northerly standard highway easement line of Mock Road (60' wide) as established and accepted by the Commissioners of Franklin County in Road Record 7, Page 82, said point also being the easterly property line of a 0.436 acre tract as conveyed to the Sonshine Christian Academy, Inc. an Ohio Non-profit Corporation in Instrument Number 200410210243776 and the westerly property line of said Mock Investment Group, LLC, an Ohio Limited Liability Company tract, said point being referenced by a 1" iron pipe found 30.68' left of the Mock Road centerline station 20+05.96, said point also being 30.00' left of the Mock Road centerline station 20+05.65;

Thence S 86°17'30" E a distance of 364.15' along the northerly standard highway easement line of said Mock Road to a point being 30.00' left of the Mock Road centerline station 23+69.80, said point also being the **True Point of Beginning**;

Thence N 74°25'06" E a distance of 21.19', leaving said northerly standard highway easement line of Mock Road and through said Mock Investment Group, LLC, an Ohio Limited Liability Company tract to a point, being 37.00' left of the Mock Road centerline station 23+89.80;

Thence S 86°17'30" E a distance of 131.99' continuing through said Mock Investment Group, LLC, an Ohio Limited Liability Company tract to a point on the westerly standard highway easement line of Woodland Avenue (50' wide) as dedicated to the Commissioners of Franklin

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County, Ohio in Plat Book 27, Page 7, being 37.00' left of the Mock Road centerline station 25+21.79;

Thence S 03°37'30" W a distance of 7.00' along said westerly standard highway easement line of Woodland Avenue to a point on the existing northerly standard highway easement of Mock Road, being 30.00' left of the Mock Road centerline station 25+21.80;

Thence N 86°17'30" W a distance of 152.00' along the northerly standard highway easement line of said Mock Road to the **True Point of Beginning**;

The above described area contains 0.0228 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 010-308134

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

Grantor claims title by Instrument Number 202305250050724.

The basis of bearings for this description are based Geodetic North of the Ohio State Plane Coordinate System, South zone, NAD83 (2011) as determined from GPS observations utilizing the ODOT RTN with the centerline of Right-of-Way of Mock Road being S 86°17'30" E.

All stations and offsets here in are referenced to the centerline of existing right-of-way of Mock Road as shown upon the right-of-way plan "Improvements of Alum Creek Trail Mock Road Connector from E. Hudson Street and Parkwood Avenue to Existing Alum Creek Trail at Sunbury Road and Mock Road "on file with the City of Columbus, Ohio.

This description is based on a field survey in May, 2022 prepared under the direct supervision of Charles W. Price Jr., Registered Professional Surveyor, No. 7825.

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

Date