

**EXHIBIT A**

Page 1 of 3

RX 286 T

Rev. 1/20

Ver. Date 08/25/21

PID PARAVE

**PARCEL 4-T  
FRA-PARSONS AVENUE**

**TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT WALL COMPLETE GRADING  
FOR 18 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 3, Township 4 North, Range 22 West, Congress Lands and being part of that 1.821 acres tract of land described in a deed to 476 Bridge Street, LLC., by deed of record in Instrument No.201609140123989, said tract being a parcel of land lying on the west side of the existing centerline of right-of-way for Parsons Avenue (60' width) as shown on the Right of Way plans for the Parsons Avenue Wall Rehabilitation Project. 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 at a mag spike set in the intersection of existing centerline of right of way line for Parsons Avenue (60' width) with the existing centerline intersection of Dering Avenue (60' width), said point also being in the Section line between said Section 3 and Section 4, said point being also in the southeast corner of a 2.58 acres tract of land described in a deed to Mary Anne Weiffenbach and Carl F. Weiffenbach, Trustees by deed of record in Official Record Book 29598J15 and being located in the centerline of Parsons Avenue at station 10+00.00;

Thence **N 03 degrees 41 minutes 06 seconds E** a distance of **918.76 feet** with the existing centerline of right of way for Parsons Avenue, same being the east line of said Section 4, the east line of Weiffenbachs' 2.58 acres tract and also with the east line of the CSX Railroad tract and the east line of a 70.491 acres tract of land described in a deed to 476 Bridge Street, LLC., by deed of record in Instrument No.201609140123989 to a mag spike set, said spike being at centerline station 19+18.76;

**EXHIBIT A**

RX 286 T

Rev. 1/20

Thence **S 86 degrees 18 minutes 54 seconds E** a distance of **42.68 feet** across the roadway to a point in the existing easterly right of way line of Parsons Avenue, said point also being the east line of a 0.313 acre tract of land described in a deed to Franklin County Commissioners by deed of record in Deed Book 570, Page 234, same being also the west line of the grantor's 1.821 acres tract and being 42.68 feet right from Parsons Avenue centerline station 19+18.76 and being the **TRUE POINT OF BEGINNING**;

Thence **S 61 degrees 28 minutes 09 seconds E** a distance of **18.98 feet** across the grantor's tract to a point, said point being 59.91 feet right from Parsons Avenue centerline station 19+10.78;

Thence **S 37 degrees 41 minutes 09 seconds E** a distance of **22.47 feet** across the grantor's tract to a point, said point being 74.76 feet right from Parsons Avenue centerline station 18+93.92;

Thence **S 17 degrees 33 minutes 58 seconds E** a distance of **18.26 feet** across the grantor's tract to a point, said point being 81.38 feet right from Parsons Avenue centerline station 18+76.90;

Thence **S 00 degrees 27 minutes 23 seconds W** a distance of **22.70 feet** across the grantor's tract to a point, said point being 82.65 feet right from Parsons Avenue centerline station 18+54.24;

Thence **S 31 degrees 52 minutes 43 seconds W** a distance of **21.75 feet** across the grantor's tract to a point on a curve in the existing easterly right of way line of Parsons Avenue, said point also being in the east line of said Franklin County Commissioners 0.313 acre tract, same being also the west line of the grantor's 1.821 acres tract, said point being 72.38 feet right from Parsons Avenue centerline station 18+35.07;

Thence with the arc of a curve to the right and non-tangent to the previous course having as its elements a radius of 746.78 feet a central angle of 06°49'02", an arc length of 88.85 feet and with a **chord bearing of N 15 degrees 51 minutes 08 seconds W** and a **chord distance of 88.80 feet** with the existing easterly right of way line for Parsons Avenue, the east line of said Commissioners 0.313 acre tract and the west line of the grantor's 1.821 acres tract to the **TRUE POINT OF BEGINNING**, containing 0.034 acres more or less.

The above described area contains a total of **0.034 acres**, within Franklin County Auditor's Parcel Number 010-089851-00, which includes 0.000 acres in the present road occupied.

**EXHIBIT A**

Page 3 of 3

RX 286 T

Rev. 1/20

Grantor claims title by Instrument recorded in Instrument No.201609140123989 in the records of Franklin County, Ohio.

Mag Spike set, as shown on plan and in above description are magnetized spikes eight (8") inches in length by three-eighths inch (3/8") shank and a one (1" dia.) head.

This description was prepared by Mark S. Ward, professional Surveyor No. S-7514, and was based on available public records and actual field survey of the premises performed by Resource International, Inc. in January, 2021. Bearings used in this description are based on Ohio State Plane Coordinates System, South Zone, NAD 83 (2011) and were established utilizing ODOT's VRS system, GPS Equipment and Procedures and an established bearing of N 03°41'06" E on the centerline of Parsons Avenue.

Resource International, Inc.

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Mark S. Ward, P.S.  
Professional Surveyor No. S-7514