

EXHIBIT A

COC TEMP

Rev. 1-31-23

Date 7/30/24

Plan No. 3823-E

**PARCEL 51-T
12 SQUARE FEET**

**TEMPORARY EASEMENT
FOR THE PURPOSE OF BUILDING A SIDEWALK
NECESSARY FOR CONSTRUCTION & GRADING OF PLAN 3823-E
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, County of Franklin, City of Columbus, located in Virginia Military Survey 13950 (aka: VMS 14506), Lot Number 4 of Big Run Village (Amended) in Plat Book 57, Page 82 and being out of that 0.247 acre (calculated) tract conveyed to Douglas E. Bennington Jr by Instrument 202010120156627, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Being a parcel of land lying on left side of the existing centerline of right-of-way of Parkwick Drive (variable width), more particularly described as follows:

Beginning at a pipe found on the southwest corner of the subject property, being 30.00 feet left of the centerline of Parkwick Drive station 14+57.75, and being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence with a curve to the left, having a radius of 330.00 feet, a central angle of 1° 28' 49", and an arc length of 8.53 feet, said curve has a chord which bears **North 22° 05' 45" West**, a distance of **8.53 feet** along the east right of way of Parkwick Drive to a point, being 30.00 feet left of the centerline of Parkwick Drive station 14+50.00;

Thence **South 41° 24' 04" East**, a distance of **9.08 feet** leaving said right of way, crossing the subject parcel to the south property line to a point, being 33.00 feet left of the centerline of Parkwick Drive station 14+57.75;

Thence **South 68° 38' 33" West**, a distance of **3.00 feet** along said south property line to the TRUE POINT OF BEGINNING, containing 0.000 acres (12.0 square feet), more or less and is located in Franklin County Auditors Parcel Number 570-185392-00.

COC WD

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Description is prepared from an actual field survey prepared by SJCA Inc. in the winter of 2021.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Grantor claims title by Instrument 202010120156627, as recorded in Franklin County Recorder's office.

The bearings shown herein are based on the same meridian as the bearings shown on the 2023 right of way plans for "FRA-CR26 (GEORGESVILLE) AT HALL RD." of record in Drawer E 3526 and the 1971 right of way plans for "Franklin County Road No. 26" of record in Drawer E 1149 both in the City of Columbus, Franklin County, Ohio.

This description was created under the direction and supervision of Robert A. Bosworth, P.S. 7750.

Robert A. Bosworth

12-20-24

Registered Surveyor No. 7750

Date

