

EXHIBIT A

COC TEMP

Rev. 1-31-23

Date 7/28/24

Plan No. 3823-E

**PARCEL 33-T
0.010 ACRES**

**TEMPORARY EASEMENT
FOR THE PURPOSE OF BUILDING A DRIVE APRON NECESSARY FOR
CONSTRUCTION OF PLAN 3823-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, County of Franklin, Franklin Township, located in Virginia Military Survey 1425 and being out of that 0.749 acre tract conveyed to United Urgent Care, LLC an Ohio Limited Liability Company by instrument 201806010073072, (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 the right side of the existing centerline of right-of-way of Georgesville Road, also known as Franklin County Road 26 (width varies) more particularly described as follows:

Beginning at an iron pin found at the northwest corner of the subject property and being on the City of Columbus and Franklin Township corporation line, being 53.12 feet right of station 84+80.19, and being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence **South 73° 52' 22" East**, a distance of **8.91 feet** along north property line of the subject parcel and the City of Columbus – Franklin Township corporation line to a point, being 62.00 feet right of the centerline of Georgesville Road station 84+79.52;

Thence **South 13° 02' 18" West**, a distance of **47.53 feet** crossing said subject parcel to a point, being 61.00 feet right of the centerline of right-of-way of Georgesville Road station 84+32.00;

Thence **North 78° 10' 02" West**, a distance of **9.04 feet** continuing across said subject parcel to said east right of way to a point, being 51.97 feet right of the centerline of right-of-way of Georgesville Road station 84+32.00;

Thence **North 13° 11' 59" East**, a distance of **48.20 feet** along said east right of

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way, to the TRUE POINT OF BEGINNING, containing 0.010 acres, more or less and is located in Franklin County Auditors Parcel Number 146-305602-00.

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 201806010073072, 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

