

EXHIBIT A

COC TEMP

Rev. 1-24-23

Date 3/10/25

Plan No. 3930-E

**PARCEL 1-T
AREA 0.001 ACRES**

**TEMPORARY EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY FOR
CONSTRUCTION OF PLAN 3930-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, City of Columbus, being located in Half Section 4, Township 5, Range 22, Refugee Lands and being part of a 0.560 acre tract of land as described in a deed to Blankenship Family, LLC by deed of record in Instrument No. 201605160061049 and also shown as numbered and delineated as Lot 52 upon a plat titled WM Phelant's MT Pleasant Addition, Plat Book 1 Page 286 and being a parcel of land on the left side of the centerline of right of way for Fourth Street. 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 on a mag spike set in the centerline intersection of existing right of way line for Fourth Street (60' width) and First Avenue (60' width), said mag spike being at First Avenue centerline station 12+00.00 and Fourth Street centerline station 102+00.00;

Thence **North 08 degrees 21 minutes 47 seconds West** a distance of **36.90 feet** with the existing centerline of right of way line for Fourth Street to a point in said line, said point being at Fourth Street centerline station 102+36.90;

Thence **South 81 degrees 38 minutes 13 seconds West** a distance of **30.00 feet** across the existing right of way for Fourth Street to a point at the intersection of the existing westerly right of way line of Fourth Street with the existing northerly right of way line for First Avenue, same being the southeast corner of said Lot 52 in WM Phelant's MT Pleasant Addition, Plat Book 1 Page 286, said point being also the southeast corner of the grantor's 0.560 acre tract, said point being 30.00 feet left from First Avenue centerline station 11+63.10 and 30.00 feet left from Fourth Street centerline station 102+36.90 and being the **TRUE POINT OF BEGINNING**;

Thence **North 86 degrees 35 minutes 08 seconds West** a distance of **26.35 feet** with the existing northerly right of way line for First Avenue and the south line of the grantor's 0.560 acre tract to a point in said line, said point being 30.00 feet left from First Avenue centerline station 11+36.75 and 55.80 feet left from Fourth Street centerline station 102+42.28;

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Thence **North 03 degrees 24 minutes 52 seconds East** a distance of **1.18 feet** across the grantor's 0.560 acre tract to the south face of a one (1) story brick building, said point being 31.18 feet left from First Avenue centerline station 11+36.75 and 55.56 feet left from Fourth Street centerline station 102+43.43;

Thence **South 88 degrees 25 minutes 39 seconds East** a distance of **25.33 feet** across the grantor's 0.560 acre tract with the south face of said one (1) story brick building to the southeast corner of said building, said point being 31.99 feet left from First Avenue centerline station 11+62.07 and 30.60 feet left from Fourth Street centerline station 102+39.06;

Thence **North 08 degrees 23 minutes 24 seconds West** a distance of **16.00 feet** across the grantor's 0.560 acre tract with the east face of said one (1) story brick building to a point, said point being 47.66 feet left from First Avenue centerline station 11+58.79 and 30.61 feet left from Fourth Street centerline station 102+55.06;

Thence **North 81 degrees 38 minutes 13 seconds East** a distance of **0.61 feet** across the grantor's 0.560 acre tract a point in the existing westerly right of way line for Fourth Street, same being the east line of the grantor's 0.560 acre tract, said point being 47.78 feet left from First Avenue centerline station 11+59.39 and 30.00 feet left from Fourth Street centerline station 102+55.06;

Thence **South 08 degrees 21 minutes 47 seconds East** a distance of **18.16 feet** with the existing westerly of right of way line for Fourth Street and the east line of the grantor's 0.560 acre tract to the **TRUE POINT OF BEGINNING**, containing **0.001 acres (51.56 square feet)** more or less, within Franklin County Auditor's Parcel Number 010-033474-00, which includes 0.000 acre in the present road occupied.

Grantor, Blankenship Family, LLC claims the right to grant the easement by record Instrument No. 201605160061049, in the records of Franklin County, Ohio.

Basis of stationing:

Fourth Street centerline stationing set = 300+00.00, measured 200 feet south along the centerline of construction of Fourth Street from the intersection with the centerline of right of way intersection of Fifth Avenue as established for this project.

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Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and an established bearing of North 08°01'40" West on the centerline of Fourth Street.

This description was prepared from existing records and a field survey performed in October 2023 by Resource International, Inc.

Mark S. Ward, P.S.
Professional Surveyor No. S-7514
03/11/2025