

## **EXHIBIT A**

COC TEMP

Rev. 1-31-23

Date 7/28/24

Plan No. 3823-E

**PARCEL 15-T  
0.007 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]**

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Situated in the State of Ohio, County of Franklin, City of Columbus, located in Virginia Military Survey 13950 (aka: VMS 14506) and being out of that 1.175 acre tract conveyed to Premier Commercial Properties #1 LLC, an Ohio Limited Liability Company by instrument 201702080019426, (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 Georgesville Road (variable width) and left side of the existing centerline of right-of-way of Parkwick Drive (80' wide), more particularly described as follows:

Beginning, for reference, at the southwest corner of the subject parcel South 72° 26' 22" East, a distance of 53.88 feet along the north right of way of Parkwick Drive (80 feet in width), passing an existing  $\frac{3}{4}$  inch pipe with an illegible cap at 2.33 feet to a point being 40.00 feet left of the centerline of Parkwick Drive station 11+58.00, and being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence **North 17° 33' 38" East**, a distance of **8.00 feet** crossing the subject parcel to a point, being 48.00 feet left of the centerline of Parkwick Drive station 11+58.00;

Thence **South 72° 25' 47" East**, a distance of **34.27 feet** continuing across the subject parcel to a point, being 48.00 feet left of the centerline of Parkwick Drive station 11+92.00;

Thence **South 05° 06' 24" East**, a distance of **8.71 feet** continuing across the subject parcel to said north right of way line to a point, being 40.00 feet left of the centerline of Parkwick Drive station 11+95.00;

Thence, along said north right of way line with a curve to the left, having a radius

of 340.00 feet, a central angle of  $00^{\circ}54'07''$ , and an arc length of 5.35 feet, said curve has a chord which bears **North  $71^{\circ}59'18''$  West** and has a distance of **5.35 feet**, to a point, being 40.00 feet left of station 11+90.28;

Thence **North  $72^{\circ}26'22''$  West**, a distance of **32.28 feet** continuing along said north right of way line, to the TRUE POINT OF BEGINNING, containing 0.007 acres (287.5 square feet), more or less and is located in Franklin County Auditors Parcel Number 570-158239-00.

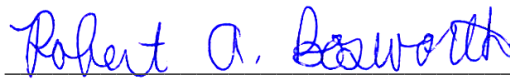
Description is prepared from an actual field survey prepared by SJCA Inc. in the winter of 2021.

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

Grantor claims title by Instrument 201702080019426, 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.



12-20-24

Registered Surveyor No. 7750

Date