

EXHIBIT A

COC TEMP

Rev. 1-24-23

Date 1/5/24

Plan No. 3475-E

**PARCEL 2-T
0.017 ACRES**

**TEMPORARY EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY FOR
CONSTRUCTION OF PLAN 3475-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, Section 4, Town 1, Range 18, United States Military Lands, and being part of Lot 40 of Hamilton Park No. 4, Plat Book 27, Page 12 of the Franklin County Recorder's Office, and being a part of a 0.20 acre parcel of land on record currently deeded to The Wild Flower, LLC., in Official Record (Instrument No. 200801310014909) of the Franklin County Recorder's Office, and lying on the left side of the centerline of right of way for Jefferson Avenue, (50' R/W) as shown on UIRF-South Linden Sidewalks Right of Way Plans, and being more and particularly described as follows:

BEGINNING at the intersection of the East line of Lot 40 with the South line of Lot 40 of Hamilton Park No. 4, Plat Book 27, Page 12 of the Franklin County Recorder's Office, said East line of Lot 40 also being the westerly right of way of Jefferson Avenue (50' R/W), (Station 1+21.42, 25.00 feet left, Jefferson Avenue (50' R/W));

1. Thence **North 86 degrees 27 minutes 34 seconds West** along said South line of Lot 40 of Hamilton Park No. 4, Plat Book 27, Page 12 of the Franklin County Recorder's Office, a distance of **10.00 feet** to a point, (Station 1+21.41, 35.00 feet left, Jefferson Avenue (50' R/W));
2. Thence **North 03 degrees 37 minutes 26 seconds East** along a line through said lot 40, a distance of **28.59 feet** to a point, (Station 1+50.00, 35.00 feet left, Jefferson Avenue (50' R/W));
3. Thence **South 86 degrees 22 minutes 34 seconds East** along a line through said lot 40, a distance of **3.00 feet** to a point, (Station 1+50.00, 32.00 feet left, Jefferson Avenue (50' R/W));

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4. Thence **North 03 degrees 37 minutes 26 seconds East** along a line through said lot 40, a distance of **68.00 feet** to a point, (Station 2+18.00, 32.00 feet left, Jefferson Avenue (50' R/W));
5. Thence **South 86 degrees 22 minutes 34 seconds East** along a line through said lot 40, a distance of **7.00 feet** to the intersection of said westerly right of way of Jefferson Avenue (50' R/W), (Station 2+18.00, 25.00 feet left, Jefferson Avenue (50' R/W));
6. Thence **South 03 degrees 37 minutes 26 seconds West** along said westerly right of way Jefferson Avenue (50' R/W), through said lot 40, a distance of **96.58 feet** to the POINT OF BEGINNING.

The above parcel contains a gross take of 0.017 acres, of which 0.000 acres is present road occupied, leaving a net take of 0.017 acres, more or less, subject to all legal easements and right of ways.

The above described area is part of currently assigned Franklin County Auditor's Parcel Number 010-097725.

The basis of bearing used are relative to the Ohio State Plane Coordinates, South Zone NAD 83 (2011) adjustment, as established by G.P.S. observations by Garcia Surveyors, Inc. The Project Adjustment Factor used for this project is 1.00000000.

Stations and offsets referred to herein are relative to the centerline of right of way of Grasmere Avenue as shown on UIRF-South Linden Right of Way Plans.

The above description is based on Surveys by and referenced to an exhibit prepared by Garcia Surveyors, Inc. attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Franklin County, Ohio.

Anthony A. Garcia, P.S. 8112

Date: