EXHIBIT A

COC TEMP Rev. 1-24-23

Date 6/5/24 Plan No. CC-19703

PARCEL 1-T
0.030 **ACRES**

TEMPORARY EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY FOR CONSTRUCTION OF PLAN CC-19703 AND TO GRADE FOR 36 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, and being part of Lot 9 and Lot 10 in that plat entitled "Walhalla Amendment" of record in Plat Book 10, Page 100, as conveyed to David R. Brown & Amelia J. Menk Brown by deed of record in Instrument Number 201205020060912, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Commencing at the intersection of the North line of said Lot nine (9) with the East line of said Lot nine (9), said East line of Lot nine (9) also being the westerly right of way line of Clinton Heights Avenue (public, 40' r/w), as it now exists;

1. Thence South twenty-one (21) degrees, twenty (20) minutes, twenty-two (22) seconds West along said East line of Lot nine (9), a distance of one hundred fifteen and zero hundredths (115.00') feet to a point on a curve;

2. Thence in a southerly to southwesterly of direction along an arc of curve to the right an arc distance of thirty-six and forty-five hundredths (36.45') feet, to the TRUE POINT OF BEGINNING of the parcel herein described, said arc of curve to the right having a radius of ninety-one and seventy-one hundredths (91.71') feet, a central angle of twenty-two (22) degrees, forty-six (46) minutes, fifteen (15) seconds, a chord distance of thirty-six and twenty-one hundredths (36.21') feet, and a chord bearing of South thirty-three (33) degrees, fifty-one (51) minutes, twenty-nine (29) seconds West;

3. Thence in a southwesterly to westerly direction along an arc of curve to the right an arc distance of seventy-five and thirty-five hundredths (75.35') feet, to the intersection of the West line of a parcel of land described in Instrument Number 201205020060912, Franklin County Deed Records, currently deeded to David R. Brown & Amelia J. Menk Brown, said arc of curve to the right having a radius of ninety-one and seventy-one hundredths (91.71') feet, a central angle of forty-seven (47) degrees, four (04) minutes, thirty-five (35)

seconds, a chord distance of seventy-three and twenty-five hundredths (73.25') feet, and a chord bearing of South sixty-eight (68) degrees, forty-six (46) minutes, fifty-four (54) seconds West;

4. Thence North three (03) degrees, twelve (12) minutes, twenty-six (26) seconds East along said West line of a parcel of land described in Instrument Number 201205020060912, Franklin County Deed Records, currently deeded to David R. Brown & Amelia J. Menk Brown, a distance of thirty and eighty-three hundredths (30.83') feet to a point;

5. Thence North eighty-two (82) degrees, forty-three (43) minutes, thirty-seven (37) seconds East, a distance of twenty and sixty-nine (20.69') feet to a point;

6. Thence South sixty-two (62) degrees, thirty-nine (39) minutes, ten (10) seconds East, a distance of eighteen and fifty-seven hundredths (18.57') feet to a point;

7. Thence South sixty-six (66) degrees, twenty (20) minutes, twenty (20) seconds East, a distance of eleven twenty-nine hundredths (11.29') feet to a point;

8. Thence North seventy-two (72) degrees, eleven (11) minutes, forty (40) seconds East, a distance of twenty and seventeen hundredths (20.17') feet to the TRUE POINT OF BEGINNING.

Said parcel of land containing an area of 1,320 square feet or 0.030 acres of land, more or less all in Tax Parcel No. 010-009837-00.

This description was written by Daniel Kaiser, Professional Surveyor, #7973 and reviewed by Anthony Garcia, Professional Surveyor, #8112, Garcia Surveyors, Inc. on December 22, 2023. This description is based on a field survey made in April, 2022 by Garcia Surveyors, Inc.

Grantors claim title by Instrument Number 201205020060912, as recorded in Franklin County Recorder's office.

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The bearings shown herein are based on the East line of Lot nine (9) in the subdivision plat entitled "Walhalla Amendment" of record in Plat Book 10, Page 100, Recorder's Office, Franklin County, Ohio.

08/05/2024

Daniel C. Kaiser
Professional Surveyor #7973
Garcia Surveyors, Inc.
1720 Indian Wood Circle, Suite E.
Maumee, Ohio 43537
1-T

Date