EXHIBIT A

COC TEMP Rev. 1-24-23

Date 8/19/24 Plan No. CC-19703

PARCEL 2-T
0.066 **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 10, Lot 11 and Lot 12, all in that plat entitled "Walhalla Amendment" of record in Plat Book 10, Page 100, as conveyed to Carol C. Pynchon by deed of record in Deed Volume 3462, Page 165, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Beginning at the intersection of the South line of said Lot thirteen (13) with the East line of said Lot thirteen (13), said South line of Lot thirteen (13) also being the northerly right of way line of Walhalla Road (public, 40' r/w), as it now exists, and being the POINT OF BEGINNING of the parcel herein described;

1. Thence North three (03) degrees, six (06) minutes, forty-nine (49) seconds East along said East line of Lot thirteen (13), a distance of twenty and sixty-nine hundredths (20.69') feet to a point;

2. Thence North eighty-eight (88) degrees, thirty (30) minutes, twenty-five (25) seconds East, a distance of twenty-five and sixty-eight hundredths (25.68') feet to a point;

3. Thence North eight (08) degrees, eight (08) minutes, forty (40) seconds East, a distance of five and zero hundredths (5.00') feet to a point;

4. Thence South eighty-one (81) degrees, fifty-one (51) minutes, twenty (20) seconds East, a distance of six and zero hundredths (6.00') feet to a point;

5. Thence South eight (08) degrees, eight (08) minutes, forty (40) seconds West, a distance of four and sixty-five hundredths (4.65') feet to a point;

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6. Thence South eighty-five (85) degrees, thirty-eight (38) minutes, twenty-three (23) seconds East, a distance of eighteen and thirty-five hundredths (18.35') feet to a point;

7. Thence South eighty-three (83) degrees, forty-six (46) minutes, twenty-five (25) seconds East, a distance of twenty-one and twenty-four hundredths (21.24') feet to a point;

8. Thence North zero (00) degrees, forty-one (41) minutes, four (04) seconds West, a distance of two and seventy-four hundredths (2.74') feet to a point;

9. Thence North eighty-nine (89) degrees, eighteen (18) minutes, fifty-six (56) seconds East, a distance of six and zero hundredths (6.00') feet to a point;

10. Thence South zero (00) degrees, forty-one (41) minutes, four (04) seconds East, a distance of three and ninety-five hundredths (3.95') feet to a point;

11. Thence South eighty-four (84) degrees, fifty-nine (59) minutes, thirty-two (32) seconds East, a distance of twenty-two and forty-nine hundredths (22.49') feet to a point;

12. Thence North eighty-two (82) degrees, forty-three (43) minutes, thirty-seven (37) seconds East, a distance of fifteen and twenty-five hundredths (15.25') feet to the intersection of the East line of a parcel of land described in Deed Volume 3462, Page 165, Franklin County Deed Records;

13. Thence South three (03) degrees, twelve (12) minutes, twenty-six (26) seconds West along said East line of a parcel of land described in Deed Volume 3462, Page 165, Franklin County Deed Records, a distance of thirty and eighty-three hundredths (30.83') feet to the intersection of said northerly right of way of Walhalla Road;

14. Thence in a northwesterly to westerly direction along an arc of curve to the right an arc distance of fifteen and five hundredths (15.05') feet to a point of reverse curve, said arc of curve to the right having a radius of ninety-one seventy-one (91.71') feet, a central angle of nine (09) degrees, twenty-four (24) minutes, nine (09) seconds, a chord distance of fifteen and three hundredths (15.03') feet, and a chord bearing of North eighty-two (82) degrees, fifty-eight (58) minutes, forty-four (44) seconds West;

15. Thence in a westerly to northwesterly direction along an arc of curve to the left an arc distance of one hundred and five hundredths (100.05') feet to the Point of Beginning, said arc of curve to the left having a radius of six hundred seventy-three and twenty-eight

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hundredths (673.28') feet, a central angle of eight (08) degrees, thirty (30) minutes, fifty-one (51) seconds, a chord distance of ninety-nine and ninety-six hundredths (99.96') feet, and a chord bearing of North eighty-two (82) degrees, thirty-two (32) minutes, five (05) seconds West.

Said parcel of land containing an area of 2,872 square feet or 0.066 acres of land, more or less all in Tax Parcel No. 010-009839-00.

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 Deed Volume 3462, Page 165, as recorded in Franklin County Recorder's office.

The bearings shown herein are based on the East line of Lot thirteen (13) in the subdivision plat entitled "Walhalla Amendment" of record in Plat Book 10, Page 100, Recorder's Office, Franklin County, Ohio.

08/19/2024

Date

STATE OF OHIO
DANIEL C. KAISER 7973
REGISTERED PROFESSIONAL SURVEYOR

Daniel C. Kaiser
Professional Surveyor #7973
Garcia Surveyors, Inc.
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