EXHIBIT A

COC TEMP Rev. 1-24-23

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

PARCEL 3-T
0.025 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 13 in that plat entitled "Walhalla Amendment" of record in Plat Book 10, Page 100, as conveyed to Melissa Brown & Troy Walton by deed of record in Instrument Number 202311280123789, (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 West 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, five (05) minutes, fifty-five (55) seconds East along said West line of Lot thirteen (13), a distance of twenty and ninety-two hundredths (20.92') feet to a point;

2. Thence South eighty-three (83) degrees, forty-one (41) minutes, twenty-three (23) seconds East, a distance of thirty-three and sixteen hundredths (33.16') feet to a point;

3. Thence North fifteen (15) degrees, twelve (12) minutes, eight (08) seconds East, a distance of five and zero hundredths (5.00') feet to a point;

4. Thence South seventy-four (74) degrees, forty-seven (47) minutes, fifty-two (52) seconds East, a distance of six and zero hundredths (6.00') feet to a point;

5. Thence South fifteen (15) degrees, twelve (12) minutes, eight (08) seconds West, a distance of five and zero hundredths (5.00') feet to a point;

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6. Thence North eighty-nine (89) degrees, fifty-three (53) minutes, eleven (11) seconds East, a distance of ten and ninety-eight hundredths (10.98') feet to the intersection of the East line of said Lot thirteen (13);

7. Thence South three (03) degrees, six (06) minutes, forty-nine (49) seconds West along said East line Lot thirteen (13), a distance of twenty and sixty-nine hundredths (20.69') feet to the intersection of said northerly right of way of Walhalla Road;

8. Thence in a westerly to northwesterly direction along an arc of curve to the right an arc distance of fifty and zero hundredths (50.00') feet to the Point of Beginning, said arc of curve to the right having a radius of five hundred seventy-three and sixty-nine hundredths (573.69') feet, a central angle of four (04) degrees, fifty-nine (59) minutes, thirty-seven (37) seconds, a chord distance of forty-nine and ninety-eight hundredths (49.98') feet, and a chord bearing of North eighty-four (84) degrees, seventeen (17) minutes, forty-two (42) seconds West.

Said parcel of land containing an area of 1,072 square feet or 0.025 acres of land, more or less all in Tax Parcel No. 010-041993-00.

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 202311280123789, as recorded in Franklin County Recorder's office.

The bearings shown herein are based on the West 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.

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

01/05/2024
Date