EXHIBIT A

COC TEMP Rev. 1-24-23

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

PARCEL 4-T1-T2
0.046 **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 14 and Lot 15 all in that plat entitled "Walhalla Amendment" of record in Plat Book 10, Page 100, as conveyed to Michael S. Wells by deed of record in Instrument Number 200810030148587, (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 fifteen (15) with the West line of said Lot fifteen (15), said South line of Lot fifteen (15) 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 four (04) degrees, fifty-one (51) minutes, fifty-two (52) seconds West along said West line of Lot fifteen (15), a distance of thirteen and eight hundredths (13.08') feet to a point;

2. Thence South eighty-two (82) degrees, fifty-one (51) minutes, eleven (11) seconds East, a distance of thirty-five and fourteen hundredths (35.14') feet to a point;

3. Thence North three (03) degrees, twenty-five (25) minutes, forty-four (44) seconds East, a distance of fourteen and six hundredths (14.06') feet to a point;

4. Thence South eighty-six (86) degrees, thirty-three (33) minutes, forty-three (43) seconds East, a distance of six and zero hundredths (6.00') feet to a point;

5. Thence South three (03) degrees, twenty-six (26) minutes, thirty-one (31) seconds West, a distance of six and forty-one hundredths (6.41') feet to a point;

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6. Thence South forty-four (44) degrees, twenty-six (26) minutes, fifty-one (51) seconds East, a distance of twelve and sixty-eight hundredths (12.68') feet to a point;

7. Thence South seventy-nine (79) degrees, fifty-two (52) minutes, fifty-two (52) seconds East, a distance of fifty and six hundredths (50.06') feet to the intersection of the West line of Lot thirteen (13);

8. Thence South three (03) degrees, five (05) minutes, fifty-five (55) seconds West along said West line Lot thirteen (13), a distance of twenty and ninety-two hundredths (20.92') feet to the intersection of said northerly right of way of Walhalla Road;

9. Thence in a westerly to northwesterly direction along an arc of curve to the right an arc distance of one hundred and zero hundredths (100.00') 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 nine (09) degrees, fifty-nine (59) minutes, fourteen (14) seconds, a chord distance of ninety-nine and eighty-seven hundredths (99.87') feet, and a chord bearing of North seventy-six (76) degrees, forty-eight (48) minutes, sixteen (16) seconds West.

Said parcel of land containing a total area of 2,003 square feet or 0.046 acres of land, more or less Said parcel 4-T2 containing an area of 959 square feet or 0.022 acres of land, more or less, in Tax Parcel No. 010-009840-00. Said parcel 4-T1 containing an area of 1,044 square feet or 0.024 acres of land, more or less, in Tax Parcel No. 010-014128-00.

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 200810030148587, as recorded in Franklin County Recorder's office.

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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
4-T1 4-T2

08/19/2024
Date