EXHIBIT A

COC TEMP Rev. 1-24-23

Date 6/18/24 Plan No. CC-19703

PARCEL 5-T1 T2
0.031 **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 Lots 16-18 in that plat entitled "Walhalla Amendment" of record in Plat Book 10, Page 100, as conveyed to Timothy B. & Linda D. Riffle by deed of record in Instrument Number 201307190121711, (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 eighteen (18) with the West line of said Lot eighteen (18), said South line of Lot eighteen (18) 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 thirty-four (34) degrees, twenty-two (22) minutes, zero (00) seconds West along said West line of Lot eighteen (18), a distance of seventeen and sixty-seven hundredths (17.67') feet to a point;

2. Thence North fifty-three (53) degrees, three (03) minutes, fifteen (15) seconds East, a distance of sixty-one and seventy-five hundredths (61.75') feet to a point;

3. Thence North fifty-eight (58) degrees, fourteen (14) minutes, fifty-seven (57) seconds East, a distance of twenty-six and seventy-one hundredths (26.71') feet to a point;

4. Thence North seventy-eight (78) degrees, ten (10) minutes, forty-two (42) seconds East, a distance of twenty-nine and twenty-two hundredths (29.22') feet to a point;

5. Thence South eighty-five (85) degrees, four (04) minutes, zero (00) seconds East, a distance of fifty-five and thirty-two hundredths (55.32') feet to the intersection of the East line of Lot sixteen (16);

EXHIBIT A

COC TEMP Rev. 1-24-23

6. Thence South four (04) degrees, fifty-one (51) minutes, fifty-two (52) seconds East along said East line Lot sixteen (16), a distance of thirteen and eight hundredths (13.08') feet to the intersection of said northerly right of way of Walhalla Road;

7. Thence in a northwesterly to westerly direction along an arc of curve to the right an arc distance of sixteen and zero hundredths (16.00') feet to a point of reverse curve to the left, 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 one (01) degree, thirty-five (35) minutes, fifty-three (53) seconds, a chord distance of sixteen and zero hundredths (16.00') feet, and a chord bearing of North seventy-one (71) degrees, zero (00) minutes, forty-three (43) seconds West.

8. Thence in a westerly to southwesterly direction along an arc of curve to the left, an arc distance of one hundred twenty-nine and zero hundredths (129.00') feet to a point of tangency, said arc of curve to the left having a radius of ninety-eight and fifty hundredths (98.50') feet, a central angle of seventy-five (75) degrees, two (02) minutes, fourteen (14) seconds, a chord distance of one hundred nineteen and ninety-eight hundredths (119.98') feet, and a chord bearing of South seventy-two (72) degrees, sixteen (16) minutes, seven (07) seconds West;

9. Thence South thirty-seven (37) degrees, forty-five (45) minutes, zero (00) seconds West, a distance of twenty-eight and sixty hundredths (28.60') feet to the POINT OF BEGINNING.

Said parcel of land containing a total area of 1,361 square feet or 0.031 acres of land, more or less. Said parcel 5-T2 containing an area of 938 square feet or 0.022 acres of land, more or less in Tax Parcel No. 010-052009-00. Said parcel 5-T1 containing an area of 424 square feet or 0.009 acres of land, more or less in Tax Parcel No. 010-052268-00.

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 201307190121711, as recorded in Franklin County Recorder's office.

EXHIBIT A

COC TEMP

Rev. 1-24-23

The bearings shown herein are based on the West line of Lot eighteen (18) 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
5-T1 5-T2

10/18/2024
Date