

EXHIBIT A

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Rev. 12/16

Ver. Date 2/5/21

PID -----

**PARCEL 15-T1
CIP# 531034-100000 IMPROVEMENTS OF SULLIVANT AVENUE
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
REPLACE DRIVEWAY APRON AND SIDEWALK
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situate in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey Number 2668, being part of Lot 9 of Edgewood Place as recorded in Plat Book 10, Page 194, as conveyed to 2352 Sullivant, LLC in Instrument Number 201608190110181, all references to Recorder's Office, Franklin County, Ohio and being more particularly bounded as follows:

Being a parcel of land lying on the right side of the centerline of right-of-way and construction of Sullivant Avenue made by E.P. Ferris & Associates, Inc., and being located within the following described points in the boundary thereof.:

COMMENCING at a 3/8" by 8" mag spike with a 1" diameter head, with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" set, being in the centerline of Sullivant Avenue (60'), being said Sullivant Avenue centerline Station 186+27.41;

Thence along said centerline, South 76 degrees 37 minutes 57 seconds West, 5,874.16 feet to a point, being said Sullivant Avenue centerline Station 127+53.25;

Thence across said Sullivant Avenue right-of-way, South 13 degrees 22 minutes 03 seconds East, 30.00 feet to a point, being the northwesterly corner of said Lot 9 and being the northeasterly corner of Lot 10 of said Edgewood Place, as conveyed to Antonio Amaya and Selena Mendez in Instrument Number 200605180096892, also being on the southeasterly right-of-way line of said Sullivant Avenue, said point being 30.00 feet right of said Sullivant Avenue centerline Station 127+53.25, and being the **TRUE POINT OF BEGINNING** of the parcel herein intended to be described;

Thence along northwesterly line of said Lot 9 and along the southeasterly right-of-way line of said Sullivant Avenue, North 76 degrees 37 minutes 57 seconds East, 35.57 feet to a point, said point being 30.00 feet right of said Sullivant Avenue centerline Station 127+88.82;

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Thence across said Lot 9, South 13 degrees 22 minutes 03 seconds East, 5.00 feet to a point, said point being 35.00 feet right of said Sullivant Avenue centerline Station 127+88.82;

Thence continuing across said Lot 9, South 76 degrees 37 minutes 57 seconds West, 35.57 feet to a point, being on the westerly line of said Lot 9 and the easterly line of said Lot 10, said point being 35.00 feet right of said Sullivant Avenue centerline Station 127+53.25;

Thence along the westerly line of said Lot 9 and the easterly line of said Lot 10, North 13 degrees 21 minutes 55 seconds West, 5.00 feet to the **POINT OF TRUE BEGINNING**;

Subject to all legal rights-of-way, easements, and restrictions, if any, of previous record.

The above described parcel contains 0.004 acres, of which 0.004 acres are contained within Franklin County Auditor's Parcel 010-019648, of which 0.000 acres are in the present road occupied, resulting in a net take of 0.004 acres from Parcel Number 010-019648.

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, (NAD 83, 2011 Adjustment). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations of selected stations in the Ohio Departments of Transportation Virtual Reference Station network. The portion of the centerline of right-of-way of Sullivant Avenue having a bearing of North 76 degrees 37 minutes 57 seconds East, designated "basis of bearing".

All monuments found are in good condition unless otherwise noted.

The stationing referenced herein is based on an arbitrary station where the centerline of Sullivant Avenue intersects with the centerline of South Ogden Avenue, being Station 104+84.61.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, and is based on field surveys conducted by E.P. Ferris and Associates, Inc. in January 2021 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

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Matthew Lee Sloat, PS 8342

Date