

## **EXHIBIT A**

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Rev. 12/16

Ver. Date 2/5/21

PID -----

**PARCEL 24-T  
CIP# 531034-100000 IMPROVEMENTS OF SULLIVANT AVENUE  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
RECONSTRUCT ASPHALT ROADWAY & SIDEWALK  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

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**[Surveyor's description of the premises follows]**

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Situate in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey Number 2668, being part of Lot 1 of M.L. Sullivan's Land of record in Plat Book 11, Page 21, and being part of a 24 acre tract as conveyed to the State of Ohio in Deed Book 103, Page 174, all references to Recorder's Office, Franklin County, Ohio and being more particularly bounded as follows:

Being a parcel of land lying on the left side of the centerline of right-of-way and construction of Sullivan 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 Sullivan Avenue (60'), being said Sullivan Avenue centerline Station 186+27.41;

Thence along said centerline, South 76 degrees 37 minutes 57 seconds West, 1,497.53 feet to a point, being on the southeasterly line of said 24 acre tract, said point being said Sullivan Avenue centerline Station 171+29.88;

Thence across said Sullivan Avenue right-of-way, across said 24 acre tract, North 13 degrees 22 minutes 03 seconds West, 30.00 feet to a 5/8" x 30" rebar with yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" set, being on the northwesterly right-of-way line of said Sullivan Avenue, said rebar set being 30.00 feet left of said Sullivan Avenue centerline Station 171+29.88 and 47.74 feet right of Townsend Avenue (Private) centerline Station 500+35.07;

Thence across said 24 acre tract, North 13 degrees 22 minutes 03 seconds West, 8.00 feet to a 5/8" x 30" rebar with yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" set, said rebar set being 38.00 feet left of said Sullivan Avenue centerline Station 171+29.88 and 46.92 feet right of said Townsend Avenue centerline Station 500+43.03;

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Thence continuing across said 24 acre tract, South 76 degrees 37 minutes 57 seconds West, 21.82 feet to a point, said point being 38.00 feet left of said Sullivant Avenue centerline Station 171+08.05 and 25.21 feet right of said Townsend Avenue centerline Station 500+40.80, and being the **TRUE POINT OF BEGINNING** of the parcel herein intended to be described;

Thence across said 24 acre tract, South 76 degrees 37 minutes 57 seconds West, 70.90 feet to a point, said point being 38.00 feet left of said Sullivant Avenue centerline Station 170+37.15 and 45.31 feet left of said Townsend Avenue centerline Station 500+33.54;

Thence continuing across said 24 acre tract, North 13 degrees 22 minutes 03 seconds West, 16.00 feet to a point, said point being 54.00 feet left of said Sullivant Avenue centerline Station 170+37.15 and 46.95 feet left of said Townsend Avenue centerline Station 500+49.45;

Thence continuing across said 24 acre tract, North 76 degrees 37 minutes 57 seconds East, 21.85 feet to a point, said point being 54.00 feet left of said Sullivant Avenue centerline Station 170+59.00 and 25.23 feet left of said Townsend Avenue centerline Station 500+51.69;

Thence continuing across said 24 acre tract, North 05 degrees 54 minutes 57 seconds West, 50.43 feet to a point, said point being 104.00 feet left of said Sullivant Avenue centerline Station 170+65.54 and 23.84 feet left of said Townsend Avenue centerline Station 501+02.10;

Thence continuing across said 24 acre tract, North 76 degrees 37 minutes 57 seconds East, 43.61 feet to a point, said point being 104.00 feet left of said Sullivant Avenue centerline Station 171+09.15 and 19.54 feet right of said Townsend Avenue centerline Station 501+06.56;

Thence continuing across said 24 acre tract, South 12 degrees 24 minutes 50 seconds East, 66.01 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 0.079 acres, of which 0.079 acres are contained within Franklin County Auditor's Parcel 010-066929, of which 0.000 acres are in the present road occupied, resulting in a net take of 0.079 acres from Parcel Number 010-066929.

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

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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 December 2020 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.



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Matthew Lee Sloat, PS 8342

Date