

EXHIBIT A

COC TEMP

Rev. 1-24-23

Date 1/31/23

Plan No. 3651-E

**PARCEL 8-T1
0.006 ACRES**

**TEMPORARY EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY FOR
CONSTRUCTION OF PLAN 3651-E AND TO GRADE
FOR 24 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, located in Half Section 10, Township 5, Range 22, Refugee Lands and being across Lot 35 of that plat entitled "Park Addition" of record in Plat Book 2, Page 51, as conveyed to CCA Development, LLC by deed of record in Instrument Number 201912040162542, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being described as follows:

Being a parcel of land lying on the right side of the existing centerline of right-of-way of Spruce Street (width varies) and being more particularly described as follows:

BEGINNING at the northeasterly corner of said Lot 35, being the in the southerly right- of-way line of Spruce Street (public, 50' r/w) and in the westerly right-of-way line of Armstrong Street (public, 66' r/w) said northwesterly corner being 25.00 feet right of the centerline of right-of-way of Spruce Street station 8+84.76 and being the TRUE POINT OF BEGINNING of the parcel herein described;

Thence South 03° 24' 35" West, with said westerly right-of-way line of said Armstrong Street, a distance of 2.00 feet to a point being 27.00 feet right of the centerline of right-of-way of Spruce Street station 8+84.77;

Thence North 86° 21' 48" West, across said Lot 35, a distance 139.72 feet to a point being 27.00 feet right of the centerline of right-of-way of Spruce Street station 7+45.05 on the easterly right-of-way line of Middle Alley (20') (public);

Thence North 03° 29' 42" East, with said easterly right-of-way line, a distance of 2.00 feet to the northwesterly corner of said Lot 35, on said southerly right-of-way line; being 25.00 feet right of the centerline of right-of-way of Spruce Street station 7+45.05;

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Thence South $86^{\circ} 21' 48''$ East, with the said southerly right-of-way line, a distance of 139.71 feet to the POINT OF BEGINNING, containing 0.006 acre, more or less, and is located in Franklin County Auditors Parcel Number 010-009459

Description is prepared from an actual field survey prepared by,

Grantor claims title by Instrument 201912040162542, as recorded in Franklin County Recorder's office.

The bearings shown herein are based on the same meridian as the bearings shown on the subdivision plat entitled "Huntington Park" of record in Plat Book 112, Pages 24 and 25, Recorder's Office, Franklin County, Ohio. On said plat of record, the centerline of Huntington Park Lane has a bearing of North $03^{\circ}05'07''$ East.

This description was created under the direct supervision of

Registered Surveyor No.

Date