

## **EXHIBIT A**

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Ver. Date 02/28/2022

PID 114254

**PARCEL 29-T  
FRA-161-13.03  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
RECONSTRUCT PARKING LOT, 2 DRIVES AND GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, and being part of a 1.3405 acre tract conveyed to KGL Cook Ltd., an Ohio Limited Partnership (hereinafter referred to as "Grantor") by deed of record in Instrument Number 199904230102074 (Franklin County Parcel Number 010-196706-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

**BEGIN FOR REFERENCE** at the intersection of the centerline right-of-way of East Dublin Granville Road (SR 161) (FRA-161-11.57) (width varies), centerline station 690+16.35 and center line of right-of-way of Spring Run Drive (50 feet in width), centerline station 31+47.04, being referenced by a found iron pin in concrete at East Dublin Granville Road (SR 161) centerline station 695+00.18, which bears South 75° 19' 01" East a distance of 483.83 feet;

Thence North 12° 47' 17" East a distance of 154.03 feet along the centerline of right-of-way of Spring Run Drive to a point at centerline station 33+01.07;

Thence South 82° 25' 01" East a distance of 42.08 feet, crossing Spring Run Drive to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" on the northerly right-of-way line of East Dublin Granville Road (S.R. 161), appropriated as parcel 61-WD by the State of Ohio in Franklin County Court of Common Pleas Case No. 238,118 of record in Deed Book 3281, Page 440, and the Grantor's southerly line, 41.91 feet right of centerline station 33+04.89 and the **TRUE POINT OF BEGINNING** for the temporary easement herein described;

Thence leaving the northerly right-of-way line of East Dublin Granville Road (S.R. 161) the following three (3) courses across the Grantor's 1.3405 acre tract;

1. Along a curve to the right with a radius of 40.50 feet, a delta angle of 18° 38' 37", an arc length of 13.18 feet, a chord bearing of North 17° 37' 11" West with a chord distance of

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13.12 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of curvature, 35.27 feet right of centerline station 33+16.20;

2. North 08° 17' 52" West a distance of 39.84 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of curvature, 25.97 feet right of centerline station 33+47.36;
3. Along a curve to the left with a radius of 260.14 feet, a delta angle of 11° 59' 09", an arc length of 54.42 feet, a chord bearing of North 08° 50' 58" West with a chord distance of 54.32 to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of tangency on the easterly right-of-way line of Spring Run Drive, 25.00 feet right of centerline station 33+96.24;

Thence the following two (2) courses along the easterly right-of-way line of Spring Run Drive and the westerly line of the 1.549 acre tract;

1. Along a curve to the left with a radius of 250.00 feet, a delta angle of 11° 41' 39", an arc length of 51.03 feet, a chord bearing of North 19° 54' 15" West, and a chord distance of 50.94 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", at a point of reverse curvature, 25.00 feet right of centerline station 34+42.17;
2. Along a curve to the right with a radius of 200.00 feet, a delta angle of 06° 34' 59", an arc length of 22.98 feet, a chord bearing of North 22° 27' 35" West with a chord distance of 22.97 to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of tangency, 25.00 feet right of centerline station 34+68.02;

Thence leaving the easterly right-of-way line of Spring Run Drive the following six (6) courses across the 1.549 acre tract;

1. Along a curve to the right with a radius of 205.00 feet, a delta angle of 21° 47' 22", an arc length of 77.96 feet, a chord bearing of North 07° 13' 28" West with a chord distance of 77.49 feet, at a point of tangency, 26.03 feet right of centerline station 35+55.97;
2. North 03° 40' 13" East a distance of 74.63 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of curvature, 26.04 feet right of centerline station 36+30.80;

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3. Along a curve to the right with a radius of 189.00 feet, a delta angle of  $10^{\circ} 58' 45''$ , an arc length of 36.22 feet, a chord bearing of North  $09^{\circ} 09' 36''$  East with a chord distance of 36.16 to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", 29.51 feet right of centerline station 36+66.79;
4. Along a curve to the right with a radius of 79.00 feet, a delta angle of  $35^{\circ} 21' 13''$ , an arc length of 48.75 feet, a chord bearing of North  $34^{\circ} 08' 05''$  East with a chord distance of 47.98 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of tangency, 50.43 feet right of centerline station 37+93.10;
5. North  $51^{\circ} 48' 41''$  East a distance of 11.56 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." at a point of curvature, 42.72 feet right of centerline station 38+01.71;
6. Along a curve to the right with a radius of 79.00 feet, a delta angle of  $27^{\circ} 35' 46''$ , an arc length of 38.05 feet, a chord bearing of North  $65^{\circ} 36' 34''$  East with a chord distance of 37.68 to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." on the southerly right-of-way line of Fuji Drive, deeded to the City of Columbus by deed of record in Official Record 4279, Page I03, and a point of tangency, 25.00 feet right of centerline station 38+34.97;

Thence South  $86^{\circ} 20' 23''$  East a distance of 109.17 feet, along the southerly right-of-way line of Fuji Drive to a point, 25.00 feet right of centerline station 39+44.14;

Thence South  $03^{\circ} 15' 41''$  West a distance of 9.49 feet along the easterly line of the Grantor's tract to a point, 34.49 feet right of centerline station 39+44.20;

Thence leaving the easterly line of Grantor's tract the following fifteen (15) courses across the Grantor's 1.549 acre tract;

1. North  $86^{\circ} 20' 23''$  West a distance of 69.92 feet to a point, 34.49 feet right of centerline station 38+74.29;
2. South  $68^{\circ} 33' 17''$  West a distance of 61.94 feet to a point, 60.77 feet right of centerline station 38+18.21;
3. South  $02^{\circ} 40' 16''$  West a distance of 15.36 feet to a point, 76.13 feet right of centerline station 38+18.47;

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4. North  $87^{\circ} 22' 20''$  West a distance of 8.23 feet to a point, 70.98 feet right of centerline station 36+82.30;
5. South  $02^{\circ} 40' 16''$  West a distance of 28.34 feet to a point, 71.47 feet right of centerline station 36+53.97;
6. North  $87^{\circ} 22' 20''$  West a distance of 35.49 feet to a point, 35.98 feet right of centerline station 36+53.33;
7. South  $03^{\circ} 39' 41''$  West a distance of 11.67 feet to a point, 35.98 feet right of centerline station 36+41.66;
8. North  $86^{\circ} 20' 19''$  West a distance of 7.98 feet to a point, 28.00 feet right of centerline station 36+41.66;
9. South  $03^{\circ} 39' 41''$  West a distance of 83.99 feet to a point of curvature, 28.00 feet right of centerline station 35+57.67;
10. Along a curve to the left with a radius of 197.00 feet, a delta angle of  $29^{\circ} 24' 45''$ , an arc length of 101.13 feet, a chord bearing of South  $11^{\circ} 02' 42''$  East with a chord distance of 100.02 feet to a point of reverse curvature, 28.00 feet right of centerline station 34+42.17;
11. Along a curve to the right with a radius of 253.00 feet, a delta angle of  $13^{\circ} 01' 06''$ , an arc length of 57.48 feet, a chord bearing of South  $19^{\circ} 14' 32''$  East with a chord distance of 57.36 to a point of reverse curvature, 28.00 feet right of centerline station 33+91.04;
12. North  $77^{\circ} 16' 01''$  East a distance of 9.29 feet to a point, 37.29 feet right of centerline station 33+91.04;
13. South  $06^{\circ} 23' 12''$  East a distance of 46.68 feet to a point, 36.28 feet right of centerline station 33+50.88;
14. South  $01^{\circ} 14' 14''$  East a distance of 42.88 feet to a point, 40.27 feet right of centerline station 33+18.29;
15. Along a curve to the left with a radius of 45.00 feet, a delta angle of  $45^{\circ} 33' 37''$ , an arc length of 35.78 feet, a chord bearing of South  $59^{\circ} 38' 13''$  East with a chord distance of 34.85 feet to a point on the northerly right-of-way line of East Dublin Granville Road (S.R. 161), 73.49 feet right of centerline station 33+07.77;

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Thence North 82° 25' 01" West a distance of 31.71 feet to the **TRUE POINT OF BEGINNING**, containing 0.137 acres, more or less, being subject to all easements, restrictions, and rights-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in May 2019 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of East Dublin Granville Road (SR 161) being South 75° 19' 01" East.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

All station and offsets referenced in this description are from the right-of-way centerline of Spring Run Drive as described in the plan known as "IMPROVEMENTS OF SR 161 PHASE 1 / PART 2 SPRING RUN DRIVE / PARKVILLE STREET" on file with the Ohio Department of Transportation and the City of Columbus.

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Robert J. Sands,  
Professional Surveyor No. 8053

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Date