

**EXHIBIT A**

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Rev. 07/09

Ver. Date 8-1-2022

PID 105732

**PARCEL 5-T  
FRA-C.R. 96-1.71 (CASSADY AVE.)  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADE AND SEED  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

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

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Situated in the State of Ohio, City of Columbus, Franklin County, Section 1, Township 5, Range 22, Refugee Lands and being part of Lot 111 in the Amended Plat of Bexley Heights Add. as recorded in Plat Book 18, page 31, a tract conveyed to Velio Avalon, LLC in Instrument 200112310304726 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline of proposed right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at a point at the southeast corner of said Lot 111, said point being 40.00 feet left of the proposed centerline of Cassady Avenue at station 11+47.06 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across said Lot 111, **North 00 degrees 35 minutes 51 seconds West, 53.18 feet** to a point, said point being 45.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 12+00.00;
- 2) **Thence**, across said Lot 111, **North 04 degrees 47 minutes 52 seconds East, 40.00 feet** to a point, said point being 45.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 12+40.00;
- 3) **Thence**, across said Lot 111, **North 17 degrees 00 minutes 14 seconds West, 10.77 feet** to a point, said point being 50.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 12+50.00;
- 4) **Thence**, across said Lot 111, **North 04 degrees 47 minutes 52 seconds East, 26.87 feet** to a point on the north line of said Lot 111 and the south line of Avalon Place as dedicated in Amended Plat Plat of Bexley Heights in Plat Book 18, Page 31, said point being 50.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 12+76.87;

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- 5) **Thence**, along the north line of said Lot 111 and the south line of said Avalon Place, **North 85 degrees 16 minutes 22 seconds East, 9.13 feet** to an iron pin found at the grantor's northeast corner on the westerly existing Right of Way for Cassady Avenue, said pin being 40.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 12+78.38;
  
- 6) **Thence**, along the east line of said Lot 111 and the westerly existing Right of Way for Cassady Avenue, **South 04 degrees 47 minutes 52 seconds West, 131.32 feet** to the **TRUE POINT OF BEGINNING**, containing 0.015 acres.

The parcel of land described contains, 0.015 acres, more or less in Franklin County Auditor's Parcel Number 010-092923-00 including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, September, 2020.

Grantor claim title by Instrument 200112310304726, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

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Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

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Date