

EXHIBIT A

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Ver. Date 7-26-2022

PID 105732

**PARCEL 22-T
FRA-C.R. 96-1.71 (CASSADY AVE.)
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
REPLACE ASPHALT PAVEMENT, 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]

Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of 4.11 acre tract conveyed to MV & AP, LLC., an Ohio Limited Liability Company in Instrument 201410100135024 and 201410100135023 in the Franklin County Recorder's Office. The below described parcel laying on the right 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 the northwest corner of Lot 537 in the C.E. Morris Trustee, ETAL., East Columbus Addition as recorded in Plat Book 5, Page 364, said point being on the southerly existing right of way for 7th Avenue (50' R/W), said point being 30.05 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 27+93.63; Thence, across 7th Avenue, North 08 degrees 54 minutes 13 seconds East, 59.82 feet to a point at the grantor's southwest corner, said point being 25.00 feet left of the proposed centerline of 7th Avenue at station 20+31.72 and 30.18 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 28+54.52; Thence along the grantor's west line North 08 degrees 36 minutes 44 seconds East 13.48 feet to an iron pin set, said pin being 29.97 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 28+68.00 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's west line and the easterly proposed right of way for Cassady Avenue, **North 08 degrees 36 minutes 44 seconds East, 37.22 feet** to a point, said point being 29.39 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 29+05.20;
- 2) **Thence**, along the grantor's west line, **North 86 degrees 45 minutes 41 seconds West, 8.78 feet** to an iron pin set on the easterly existing Standard Highway Easement for Cassady Avenue from road record 8, page 31, said pin being 20.66 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 29+04.24;

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- 3) **Thence**, along the said easterly existing Standard Highway Easement for Cassady Avenue from road record 8, page 31, **North 09 degrees 18 minutes 27 seconds East, 115.75 feet** to a point, said point being 20.26 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 30+20.00;
- 4) **Thence**, across the grantor's tract, **South 80 degrees 29 minutes 39 seconds East, 5.51 feet** to a point, said point being 25.77 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 30+20.00;
- 5) **Thence**, across the grantor's tract, **South 02 degrees 52 minutes 40 seconds West, 165.69 feet** to a point on the northerly existing right of way for 7th Ave., said point being 44.90 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 28+55.42;
- 6) **Thence**, along the north existing right of way of 7th Avenue, **North 83 degrees 59 minutes 46 seconds West, 3.90 feet** to an iron pin set, said pin being 41.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 28+55.18;
- 7) **Thence**, across the grantor's tract, **North 31 degrees 12 minutes 41 seconds West, 16.92 feet** to the **TRUE POINT OF BEGINNING**, containing 0.044 acres.

The parcel of land described contains, 0.044 acres, more or less in Franklin County Auditor's Parcel Number 010-200008-00 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.

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Grantor claim title by Instrument 201410100135024 and 201410100135023, 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).

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

Date