

**EXHIBIT A**

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Ver. Date 12/18/2018

PID 101787

**PARCEL 16-T  
FRA-JAMES RD AT LIVINGSTON AVE  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
COMPLETE GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
THE CITY OF COLUMBUS, OHIO, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Franklin, City of Columbus, and being in the Southwest Quarter of Section 18, half Section 30, Township 12, Range 21, in the Refugee Lands and being part of Lot 6 of Ray Neinaber Subdivision as recorded in Plat Book volume 21, page 17 (all document references are to the Franklin County, Ohio Recorder's office, unless otherwise stated), and being a **0.008 acre parcel** out of a 0.260 acre tract know as Franklin County Auditor's parcel number **010-093806** as conveyed to **Yogeswaran Thambyrajah** (hereafter referred to as "Grantor") by the instruments filed as **Instrument Number 201711220165461**, and being more particularly described as follows.

**BEGINNING FOR REFERENCE** at the Grantor's southeasterly corner and being the southeasterly corner of the said Lot 6, and being the intersection of the existing northerly right-of-way line of a 20.00 foot alley as platted in the said Ray Nienaber Subdivision and the existing westerly right of way line of James Road (R/W varies), said point being **40.00 feet left** of the existing centerline of right-of-way of James Road **station 312+67.38**, and said point being the **TRUE POINT OF BEGINNING** of the parcel herein described.

Thence along the Grantor's southerly line, the southerly line of the said Lot 6, and the said northerly right-of-way line of a 20.00 foot alley, **North 85 degrees 33 minutes 34 seconds West for a distance of 10.48 feet** to a point being **50.48 feet left** of the existing centerline of right-of-way of James Road **station 312+67.38**;

Thence crossing through the lands of the Grantor, **North 14 degrees 02 minutes 36 seconds East for a distance of 32.91 feet** to a point being **45.00 feet left** of the existing centerline of right-of-way of James Road **station 312+99.83**;

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Thence continuing through the lands of the Grantor, **North 04 degrees 27 minutes 24 seconds East for a distance of 19.57 feet** to a point on the Grantor's northerly line and on the southerly line of a parcel conveyed to Royal James Plaza LLC, an Ohio limited liability company by the instrument filed as Instrument Number 20050220032203, the northerly line of the said Lot 6, and on the southerly line of Lot 7 of the same subdivision, said point being **45.00 feet left** of the existing centerline of right-of-way of James Road **station 313+19.40**;

Thence along the Grantor's northerly line and along the said southerly line of the Royal James Plaza LLC, an Ohio limited liability company parcel, **South 85 degrees 33 minutes 34 seconds East for a distance of 5.00 feet** to a point at the Grantor's northeasterly corner, the southeasterly corner of the said Royal James Plaza LLC, an Ohio limited liability company parcel, the northeasterly corner of the said Lot 6, the southeasterly corner of the said Lot 7, and on the said existing westerly right-of-way line of James Road, said point being **40.00 feet left** of the existing centerline of right-of-way of James Road **station 313+19.40**;

Thence along the Grantor's easterly line, the said existing westerly right-of-way line of James Road, and the said easterly line of Lot 6, **South 04 degrees 27 minutes 24 seconds West for a distance of 52.02 feet** to the **TRUE POINT OF BEGINNING**, containing **0.008 acres**, more or less, of which **0.000 acres are within the present road occupied**, resulting in a **net take of 0.008 acres** out of Franklin County Auditor's Parcel number **010-093806**.

Prior instrument records as of this writing recorded in **Instrument Number 201711220165461** in the records of Franklin County.

This description was prepared by Brian P. Bingham, Ohio Registered Professional Surveyor number 8438, and is based on an actual field survey conducted by American Structurepoint, Inc. in 2016 through 2018 under his direct supervision.

The bearing for this description are based on Grid South (Reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue East of James Road) as referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey referencing ODOT CORS stations "COLB", "OHLI" and "OHMD"

All stations listed herein are referenced to the centerlines of right-of-way as shown on the recorded plat "FRA-JAMES RD AT LIVINGSTON AVE" files as Plat Book volume 125, page 72, in the Office of the Recorder of Franklin County, Ohio.

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Where described, iron pin set are 5/8" rebar, 30" long, with a cap stamped "Structurepoint-PS 8438".

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Brian P. Bingham, P.S. No. 8438  
American Structurepoint, Inc.

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Date