

EXHIBIT A

Page 1 of 3

LPA RX 887 T

Rev. 07/09

Ver. Date 8-24-2021

PID 110388

**PARCEL 16-T
JAMES ROAD AT EAST BROAD STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING AND SEEDING
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, Half Section 8, Section 7, Township 12 N, Range 21 W, Refugee Lands and being part of Reserve "B", and part of Mayfair Boulevard as sold by ordinance #890-95 of Mayfair as recorded in Plat Book 19, Page 40 and conveyed to Mayfair Exchange LLC, an Ohio limited liability company, in Instrument 201904180044792 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline of existing right of way for James Road in project James Road at East Broad Street as platted by 2LMN, Inc. as recorded in Instrument 202108240151066, and being more particularly described as follows:

COMMENCING at an iron pin set on the easterly existing right of way for James Road being North 04 degrees 04 minutes 04 seconds East, 33.61 feet from the northwest corner of Lot 12 of said Mayfair, said pin also being at the northwest corner of a 26.00 foot alley dedicated to the City of Columbus in Official Record 30450 B12, said pin being 40.00 feet right of the centerline of existing right of way for James Road at station 57+20.78; Thence, along the north line of said 26 foot alley, South 85 degrees 58 minutes 55 seconds East, 27.00 feet to an iron pin set on the east proposed right of way for James Road, said pin being 67.00 feet right of the centerline of existing right of way for James Road at station 57+20.81; Thence, along the east proposed right of way for James Road, North 04 degrees 04 minutes 04 seconds East, 5.10 feet to an iron pin set, said pin being 67.00 feet right of the centerline of existing right of way for James Road at station 57+25.91; Thence, along east proposed right of way for James Road, North 85 degrees 55 minutes 56 seconds West, 17.00 feet to an iron pin set, said pin being 50.00 feet right of centerline of existing right of way for James Road at station 57+25.91; Thence, along east proposed right of way for James Road, North 26 degrees 46 minutes 25 seconds West, 16.41 feet to an iron pin set, said pin being 41.59 feet right of centerline of existing right of way for James Road at station 57+40.00 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract, **North 14 degrees 54 minutes 51 seconds East, 41.75** feet to an iron pin set, said pin being 49.44 feet right of the centerline of existing right of way for James Road at station 57+81.01;

EXHIBIT A

Page 2 of 3

Rev. 07/09

LPA RX 887 T

- 2) **Thence**, across the grantor's tract, **North 02 degrees 49 minutes 45 seconds East, 183.55 feet** to an iron pin set, said pin being 45.48 feet right of the centerline of existing right of way for James Road at station 59+64.51;
- 3) **Thence**, along the grantor's north line and the southerly existing right of way for East Broad Street with a curve to the right having a radius of 50.00 feet, a central angle of 49 degrees 08 minutes 14 seconds, an arc length of 42.88 feet, and a chord that bears **North 55 degrees 42 minutes 05 seconds East, 41.58 feet** to a point, said point being 78.08 feet right of the centerline of existing right of way for James Road at station 59+90.32 and 50.03 feet right of the existing centerline of right of way for Broad Street at station 28+14.95;
- 4) **Thence**, across the grantor's tract, **South 46 degrees 52 minutes 11 seconds West, 41.32 feet** to a point, said point being 50.00 feet right of centerline of existing right of way for James Road at station 59+60.00;
- 5) **Thence**, across the grantor's tract, **South 01 degrees 27 minutes 55 seconds West, 110.11 feet** to an iron pin set, said pin being 55.00 feet right of centerline of existing right of way for James Road at station 58+50.00;
- 6) **Thence**, across the grantor's tract, **South 04 degrees 04 minutes 04 seconds West, 75.00 feet** to a point, said point being 55.00 feet right of centerline of existing right of way for James Road at station 57+75.00;
- 7) **Thence**, across the grantor's tract, **South 21 degrees 35 minutes 57 seconds West, 39.41 feet** to a point, said point being 43.13 feet right of centerline of existing right of way for James Road at station 57+37.42;
- 8) **Thence**, across the grantor's tract, **North 26 degrees 46 minutes 25 seconds West, 3.01 feet** to the **TRUE POINT OF BEGINNING**, containing 0.035 acres.

The parcel of land described contains, 0.035 acres, more or less, including the present road occupies 0.000 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-093450-00.

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, December, 2020.

EXHIBIT A

Page 3 of 3

Rev. 07/09

LPA RX 887 T

Grantor claim title by Instrument 201904180044792, as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only. The bearings shown hereon are based on the centerline of James Road as being North 04 degrees 04 minutes 04 seconds East, from an adjusted field survey using G.P.S. methods from monument CP1 and monument CP2, based on the Ohio State Plane Coordinate system, South Zone and NAD 83 (2011) Datum.

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

Date