

## **EXHIBIT A**

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Ver. Date 03/07/2025

PID 115797

**PARCEL 54-T  
FRA-161-11.73  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
COMPLETE GRADING AND DRIVEWAY IMPROVEMENTS  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands, being part of Lot 9 as numbered and delineated on the Heir of Potter Wright Subdivision recorded in Plat Book 1, Page 236, and being part of the Common Area of Sharon Woods Senior Village Condominium as declared in Official Record 15798 E12 and as demonstrated in Condo PB 48 PG 30 and being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and being described hereon.

**Beginning** at the intersection of the westerly right-of-way of Beechcroft Rd, of record in Plat Book 40, Page 59, and the southerly property line of said 2.551-acre tract, being 30.00' left of centerline Station 107+37.79;

Thence leaving the said westerly right of way, N 74°44'38" W, along the southerly line of said 2.551-acre tract, a distance of 11.50' to a point, being 41.50' left of centerline station 107+37.48;

Thence leaving the said southerly property line, with a curve to the right having a radius of 2,241.50', a delta of 01°06'06", an arc length of 43.10', and subtended by a chord bearing N 17°21'00" E, parallel with the said westerly right of way and passing through the said 2.551-acre, a distance of 43.10' to a point, being 41.50' left of centerline station 107+79.78;

1. S 72°44'58" E, a distance of 11.50' to a point on the said westerly right of way of Beechcroft Road, being 30.00' left of centerline station 107+79.91;

Thence with a curve to the left having a radius of 2,230.00', a delta angle of 01°05'49", an arc length of 42.70', and subtended by a chord bearing S 17°21'21" W, along the said westerly right of way, a distance of 42.70' to the **Point of Beginning**, containing 0.011 acres, more or less.

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The above-described area is within Auditors Parcel No. 010-218421 to 010-218475.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Bearings are based on the centerline of State Route 161 (Dublin-Granville Road) as having a bearing of South 87°00'00" East, established from GPS observations, referencing the State Plane Coordinate System, Ohio South Zone, NAD 83 (2011).

All pin set are 5/8-inch diameter steel rebar, 30-inches in length, with a yellow plastic cap inscribed with "Dynotec, Inc.".

This description is based upon a field survey performed by Dynotec, Inc. in July of 2022.

This description was reviewed on November 21, 2024 by Christopher M. Cook, P.S. 8424.

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Christopher M. Cook, P.S.  
Ohio Professional Surveyor No. 8424

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Date