

EXHIBIT A

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Ver. Date 03/07/2025

PID 115797

**PARCEL 51-T
FRA-161-11.73
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

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 Reserve "D" as numbered and delineated on the plat of Sharon Woods Section 2 recorded in Plat Book 40, Page 59, and lying within a 9.056-acre parcel conveyed to The Villas OAG, LLC, An Ohio Limited Liability Company of record in instrument number 201009290127249 and being more particularly described as follows:

Being a parcel of land lying on the right 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.

Commencing at a pin set at the intersection of the northerly right of way of State Route 161 with the easterly right of way of Beecroft Road, of record in Plat Book 40, Page 59, being the southwesterly property corner of the said 9.056-acre tract, also being 30.00' right of centerline station 101+50.23;

Thence leaving the said southwesterly property corner and along the said easterly right of way the following two (2) courses and distances:

1. N 03°35'19" E, a distance of 80.00' to a pin set, being 30.00' right of centerline station 102+30.23;
2. With a curve to the right having a radius of 2,170.00', a delta of 00°25'05", an arc length of 15.84', and subtended by a chord bearing N 03°47'52" E, a distance of 15.84' to a pin set, being 30.00' right of centerline station 102+46.29 and the **Point of Beginning** of the tract herein described:

Thence with a curve to the right having a radius of 2,170.00', a delta of 05°37'25", an arc length of 212.99', and subtended by a chord bearing N 06°49'07" E, a distance of 212.90' to an iron pin set, being 30.00' right of centerline station 104+62.22;

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Thence leaving the said easterly right of way and passing through the said 9.056-acre tract the following twelve (12) courses and distances:

1. With a curve to the right having a radius of 84.00', a delta angle of 22°04'10", an arc length of 32.36', and subtended by a chord bearing N 40°56'11" E, a distance of 32.16' to an iron pin set, being 46.53' right of centerline station 104+90.29;
2. With a curve to the left having a radius of 55.00', a delta of 69°47'25", an arc length of 66.99', and subtended by a chord bearing N 17°04'33" E, a distance of 62.93' to an iron pin set, being 52.98' right of the centerline station of 105+54.34;
3. With a curve to the right having a radius of 139.00', a delta angle of 28°19'55", an arc length of 68.73', and subtended by a chord bearing N 03°39'11" W, a distance of 68.04' to a point being 33.60' right of the centerline station 106+20.87;
4. S 06°38'44" E, a distance of 57.56' to a point, being 52.99' right of centerline station 105+65.58;
5. S 40°51'30" E, a distance of 14.92' to a point, being 64.92' right of centerline station 105+56.36;
6. S 26°17'44" W a distance of 6.31' to a point, being 63.36' right of the centerline station 105+50.06;
7. S 17°31'56" W, a distance of 54.32' to a point, being 57.36' right of the centerline station 104+94.54;
8. S 38°28'22" W, a distance of 46.80' to a point, being 35.00' right of the centerline station 104+52.56;
9. With a curve to the left, having a radius of 2,165.00', a delta angle of 04°24'47", an arc length of 166.75', and subtended by a chord bearing S 07°10'20" W, a distance of 166.71' to a point, being 35.00' right of centerline station 102+83.11;
10. S 02°24'34" E, a distance of 104.10' to a point, being 46.50' right of centerline station 101+78.73;
11. S 15°08'26" E, a distance of 20.78' to a point, being 53.18' right of centerline station 101+59.05;

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12. S 51°58'36" E, a distance of 23.02' to a point on the northerly right of way line of State Route 161, being 72.17' right of centerline station 101+46.03;

Thence along the existing northerly existing right-of-way of State Route 161, N 80°43'18" W, a distance of 20.72' to a pin set, being 51.55' right of centerline station 101+48.08;

Thence leaving the said northerly right of way and passing through the said 9.056-acre tract the following two (2) courses and distances:

1. N 17°20'05" W, a distance of 38.56' to a pin set, being 37.78' right of centerline station 101+84.10;
2. N 03°30'51" W, a distance of 62.44' to the **Point of Beginning**, containing 0.067 acres, more or less.

The above-described area is within Auditors Parcel No. 010-102518.

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 prepared on March 7, 2025 by Christopher M. Cook, P.S. 8424.

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

Date