

EXHIBIT A

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 7-25-2022

PID 105732

**PARCEL 8-T
FRA-C.R. 96-1.71 (CASSADY AVE.)
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT 3 DRIVES, 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, Section 1, Township 5, Range 22, U.S. Military Lands and being part of Lots 101-106 in the Amended Plat of Bexley Heights Add. as recorded in Plat Book 18, page 31, a tract conveyed to 655 Cassady, LLC. an Ohio Limited Liability Company in Instrument 201707110093825 in the Franklin County Recorder's Office. The below described parcel laying on the left 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 a point at the southeast corner of said Lot 106, said point being 40.00 feet left of the proposed centerline of Cassady Avenue at station 14+82.57 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the south line of said lot 106, **North 85 degrees 11 minutes 57 seconds West, 10.00 feet** to a point, said point being 50.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 14+82.58;
- 2) **Thence**, across said lots 106-101, **North 04 degrees 47 minutes 52 seconds East, 227.87 feet** to a point, said point being 54.91 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 17+05.73;
- 3) **Thence**, across said lot 101, **North 85 degrees 11 minutes 19 seconds West, 19.34 feet** to a point, said point being 74.18 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 17+04.12;
- 4) **Thence**, across said lot 101, **North 03 degrees 39 minutes 24 seconds East, 11.70 feet** to a point on the north line of said Lot 101, and the southerly existing Right of Way for Margaret Street (50' R/W), said point being 75.48 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 17+15.15;

EXHIBIT A

LPA RX 887 T

- 5) **Thence**, along the north line of said Lot 101, and the southerly existing Right of Way for Margaret Street, **South 86 degrees 20 minutes 36 seconds East, 29.58 feet** to a 5/8” iron pin found at the northeast corner of said Lot 101, and on the westerly existing Right of Way for Cassady Avenue, said pin being 46.10 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 17+18.55;

- 6) **Thence**, along the east line of said Lot 101, and the westerly existing Right of Way for Cassady Avenue, **South 04 degrees 47 minutes 52 seconds West, 240.16 feet** to the **TRUE POINT OF BEGINNING**, containing 0.060 acres.

The parcel of land described contains, 0.060 acres, more or less in Franklin County Auditor’s Parcel Number 010-092913-00.

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, September, 2020.

Grantor claim title by Instrument 201707110093825, 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