

## **EXHIBIT A**

RX 286 T

Page 1 of 3

Rev. 12/16

Ver. Date 03/05/2025

PID 115797

**PARCEL 40-T  
FRA-161-11.73  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADING PURPOSES AND DRIVE WORK  
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, lying within a 0.657-acre parcel conveyed to Jaffar Properties, LLC, an Ohio Limited Liability Company of record in Instrument Number 201007080085489 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 located within the following described points in the boundary thereof:

**Beginning** at the intersection of the westerly existing right-of-way line of Tamarack Boulevard with the southerly property line of said 0.657-acre tract, said point, being 30.00' left of centerline Station 56+53.14;

Thence along the southerly property line of said 0.657-acre tract, N 86°44'41" W a distance of 18.77' to a point, being 48.78' left of centerline Station 56+53.14;

Thence leaving the said southerly property line and passing through the said 0.657-acre tract the following seven (7) courses and distances:

1. N 02°54'55" E a distance of 43.02' to a point, being 49.03' left of centerline Station 56+96.16;
2. S 86°05'18" E a distance of 8.08' to a point, being 40.95' left of centerline Station 56+96.06;
3. N 01°03'59" E a distance of 49.69' to a point, being 42.85' left of centerline Station 57+45.72;

## **EXHIBIT A**

Page 2 of 3

RX 286 T

Rev. 12/16

4. N 04°25'46" E a distance of 30.89' to a point, being 42.22' left of centerline Station 57+76.60;
5. N 05°03'53" W a distance of 63.63' to a point, being 51.42' left of centerline Station 58+39.56;
6. N 78°02'30" W a distance of 20.24' to a point, being 71.43' left of centerline Station 58+42.63;
7. N 00°49'47" E a distance of 10.73' to a point, on the existing southerly right of way line of State Route 161, being 71.88' left of centerline Station 58+53.35;

Thence S 78°12'50" E, along the southerly right of way of State Route 161, a distance of 1.40' to a point, being 70.50' left of centerline station 58+53.14;

Thence S 86°44'41" E, continuing along the southerly right of way of State Route 161, a distance of 7.37' to a point, being 63.13' left of centerline station 58+53.14;

Thence leaving the said southerly right of way and passing through the said 0.657-acre tract the following six (6) courses and distances:

1. S 03°15'19" W, a distance of 0.58' to a point, being 63.15' left of centerline station 58+52.56;
2. S 86°46'52" E, a distance of 5.25' to a point, being 57.88' left of centerline station 58+52.56;
3. With a curve to the right having a radius of 12.50', a delta of 74°17'17", an arc length of 16.21', and subtended by a chord bearing S 51°26'47" E, a distance of 15.10' to a point, being 45.56' left of centerline station 58+43.84;
4. With a curve to the right having a radius of 237.50', a delta of 17°33'28", an arc length of 72.78', and subtended by a chord bearing S 05°31'25" E, a distance of 72.50' to a point, being 34.50' left of centerline station 57+72.20;
5. S 03°15'19" W, a distance of 33.43' to a point, being 34.50' left of centerline station 57+38.76;

## **EXHIBIT A**

Page 3 of 3

RX 286 T

Rev. 12/16

6. With a curve to the left, having a radius of 373.50', a delta angle of  $08^{\circ}54'11''$ , an arc length of 58.04', and subtended by a chord bearing  $S\ 01^{\circ}11'46''\ E$ , a distance of 57.98' to a pin set on the existing right-of-way, being 30.00' left of Station 56+80.96;

Thence along the existing westerly right-of-way of Tamarack Blvd.,  $S\ 03^{\circ}15'19''\ W$ , a distance of 27.82 to the **Point of Beginning**, containing 0.053 acres, more or less.

The above-described area is within Auditors Parcel No. 010-012439.

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  $S\ 87^{\circ}00'00''\ E$ , 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 5, 2025 by Christopher M. Cook, P.S. 8424.

---

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

---

Date