

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 10-5-2021

PID 110388

**PARCEL 53-T
JAMES ROAD AT EAST BROAD STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVEWAY AND 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 Lot 8 of Bexley Haven Addition as recorded in Plat Book 17, Page 90 and conveyed to RS/CS Properties, LLC, an Ohio Limited Liability Company in Instruments 201811060150915 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 grantor's south line, the south line of lot 8, the north line of lot 7, being South 85 degrees 55 minutes 00 seconds East, 6.00 feet from the southwest corner of said Lot 8 and the northwest corner of lot 7, said pin being 36.00 feet right of centerline of existing right of way for James Road at station 66+45.46 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract and lot 8, **North 03 degrees 16 minutes 48 seconds East, 50.00** feet to an iron pin set on the north line of said Lot 8 and the south line of lot 9, said pin being 36.00 feet right of the centerline of existing right of way for James Road at station 66+95.46;
- 2) **Thence**, along the north line of said Lot 8 and the south line of Lot 9, **South 85 degrees 55 minutes 02 seconds East, 11.00** feet to a point, said point being 47.00 feet right of the centerline of existing right of way for James Road at station 66+95.31;
- 3) **Thence**, across the grantor's tract and lot 8, **South 06 degrees 44 minutes 02 seconds East, 50.90** feet to a point on the south line of said Lot 8 and the north line of lot 7, said point being 55.85 feet right of the centerline of existing right of way for James Road at station 66+45.18;

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- 4) **Thence**, along the south line of said Lot 8 and the north line of Lot 7, **North 85 degrees 55 minutes 00 seconds West, 19.85 feet** to the **TRUE POINT OF BEGINNING**, containing 0.018 acres.

The parcel of land described contains, 0.018 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 010-091838-00.

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.

Grantor claim title by Instrument 201811060150915 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 rd. As being North 4° 04' 04" 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 on NAD 83 (2011) datum.

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

Date