

EXHIBIT A

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Ver. Date 03/07/2025

PID 115797

**PARCEL 50-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]

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 Heirs of Potter Wright Subdivision record in Plat Book 1, Page 236, and lying within a 1.076-acre parcel conveyed to Key National Bank Association of record in Instrument Number 200001030000900 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.

Commencing at a pin set at the intersection of the westerly right of way of Beechcroft Road (of record in Plat Book 40, Page 59, and the northerly right of way of State Route 161, being 30.00' left of centerline station 101+45.23;

Thence leaving the said easterly right of way, N 86°24'41" W, along the northerly right of way of State Route 161, a distance of 16.15' to a pin set, being 46.15' left of centerline station 101+45.23 and the **Point of Beginning** of the tract herein described:

Thence N 86°24'41" W, along the said northerly right of way, a distance of 31.43 to a point, being 77.58' left of centerline station 101+45.23;

Thence leaving the said northerly right of way line and passing through the said 1.076-acre tract the following ten (10) courses and distances:

1. N 72°26'11" E, a distance of 33.54' to a point, being 46.30' left of centerline station 101+57.33;
2. N 19°35'35" E, a distance of 27.44' to a point, being 38.74' left of centerline station 101+83.71;

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3. N 44°52'07" E, a distance of 10.21' to a point, being 32.00' left of centerline station 101+91.38;
4. N 03°35'19" E, a distance of 91.01' to a point, being 32.61' left of centerline station 102+81.64;
5. N 84°04'41" W, a distance of 9.84' to a point, being 42.46' left of centerline station 102+81.84;
6. N 04°42'50" E, a distance of 60.01' to a point, being 43.49' left of centerline station 103+40.74;
7. S 84°04'41" E, a distance of 8.24' to a point, being 35.25' left of centerline station 103+40.66;
8. N 03°51'38" E, a distance of 65.57' to a point, being 39.18' left of centerline station 104+05.11;
9. N 87°26'38" W, a distance of 9.46' to a point being 48.60' left of centerline station 104+04.20;
10. N 02°32'07" E a distance of 41.30' to a point on the northerly property line of said 1.076-acre tract, being 52.99' left of centerline station 104+44.34;

Thence S 86°44'41" E, along the said northerly property line, a distance of 23.12' to a pin set on the said westerly right-of-way of Beechcroft Road and the northeast corner of said 1.076-acre tract, being 30.00' left of station 104+46.69;

Thence leaving the said northerly property line and along the said westerly right of way the following two (2) courses and distances:

1. With a curve to the left, having a radius of 2,230.00', a delta angle of 05°38'14", an arc length of 219.41', and subtended by a chord bearing S 06°24'26" W, a distance of 219.32' to a point, being 30.00' left of station 102+30.23;
2. S 03°35'19" W, a distance of 36.02 to an iron pin set, being 30.00' left of centerline station 101+94.20;

Thence leaving the said westerly right of way and passing through the said 1.076-acre tract the following two (2) courses and distances:

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1. S 15°59'46" W, a distance of 40.38' to a point, being 38.68' left of station 101+54.77;
2. S 41°38'40" W, a distance of 12.12' to the **Point of Beginning**, containing 0.063 acres, more or less.

The above-described area is within Auditors Parcel No. 010-020399.

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°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 7, 2025 by Christopher M. Cook, P.S. 8424.

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

Date