

EXHIBIT A

RX 286 T

Page 1 of 3

Rev. 12/16

Ver. Date 03/04/2025

PID 115797

**PARCEL 34-T
FRA-161-11.73
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING AND DRIVEWAY IMPROVEMENTS AND PLACEMENT
OF A TEMPORARY DRIVE
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 0.719-acre parcel conveyed to A & N Real Estate, LLC, an Ohio Limited Liability Company of record in instrument number 202011060176404 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:

Beginning at the intersection of easterly existing right-of-way line of Sharon Woods Boulevard, of record in Plat Book 40, Page 14, and the southerly property line of the said 0.719-acre tract, said point being 35.00' right of centerline Station 66+14.16;

Thence leaving the southerly property line of the said 0.719-acre tract, with a curve to the left having a radius of 1,285.00', a delta of 03°18'01", an arc length of 74.02', and subtended by a chord bearing N 10°21'32" W, along the said easterly right of way of Sharon Woods Boulevard, a distance of 74.01' to a pin set, being 35.00' right of centerline station 66+86.16;

Thence leaving the said easterly right of way and passing through the said 0.719-acre tract the following two (2) courses and distances:

1. N 31°30'58" E, a distance of 3.79' to a pin set, being 37.61' right of centerline station 66+88.82;
2. With a curve to the left having a radius of 57.50', a delta of 44°37'38", an arc length of 44.79', and subtended by a chord bearing N 13°43'42" E, a distance of 43.66' to a pin set on the northerly property line of said 0.719-acre tract, being 57.25' right of centerline station 67+26.40;

EXHIBIT A

Page 2 of 3

RX 286 T

Rev. 12/16

Thence N 75°32'16" E, along the said northerly property line, a distance of 22.63' to a point, being 79.88' right of centerline station 67+26.63;

Thence leaving the said northerly property line and passing through the said 0.719-acre tract the following eight (8) courses and distances:

1. S 13°51'50" E, a distance of 18.00' to a point, being 80.00' right of centerline station 67+07.91;
2. S 69°05'20" W, a distance of 21.02' to a point, being 59.17' right of centerline station 67+06.98;
3. S 21°29'48" W, a distance of 34.84' to a point, being 39.78' right of centerline station 66+79.13;
4. S 09°52'47" E, a distance of 21.07' to a point, being 39.29' right of centerline station 66+58.71;
5. N 77°08'08" E, a distance of 26.31' to a point, being 65.58' right of centerline station 66+59.63;
6. S 12°51'52" E, a distance of 30.50' to a point, being 67.04' right of centerline station 66+30.70;
7. S 77°08'08" W, a distance of 24.96' to a point, being 42.13' right of centerline station 66+29.27;
8. S 06°19'25" E, a distance of 15.64' to a point on the said southerly property line, being 41.38' right of centerline station 66+14.16;

Thence S 81°17'28" W, along the said southerly property line, a distance of 6.38' to the **Point of Beginning**, containing 0.042 acres, more or less.

The above-described area is within Auditors Parcel No. 010-016426.

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).

EXHIBIT A

Page 3 of 3

RX 286 T

Rev. 12/16

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 4, 2025 by Christopher M. Cook, P.S. 8424.

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

Date