

EXHIBIT A

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Ver. Date 05/25/2022

3776-E

**PARCEL 12-T2
AMERICAN ADDITION PHASE 4
TEMPORARY EASEMENT FOR GRADING
FOR APPROXIMATELY 30 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, County of Franklin, City of Columbus, Quarter Township 4, Township 1, Range 18, United States Military District, being on, over and across Lots 30 and 31 of that subdivision titled of record in Plat Book 5, Page 448, conveyed as Parcel 1 to Corner Stone Property Investments, LLC by deed of record in Instrument Number 202102230033885 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the northeasterly corner of said Lot 31 and the southeasterly corner of Lot 32 of said "American Addition", being in the westerly right-of-way line of Sigsbee Avenue (50 feet wide);

Thence South $04^{\circ} 06' 54''$ West, with said westerly right-of-way line, a distance of 61.82 feet to a point;

Thence North $85^{\circ} 53' 06''$ West, crossing said Lot 30, a distance of 3.00 feet to a point;

Thence North $04^{\circ} 06' 54''$ East, crossing said Lots 30 and 31, a distance of 61.82 feet to a point in the line common to said Lots 31 and 32;

Thence South $85^{\circ} 53' 11''$ East, with said common line, a distance of 3.00 feet to the POINT OF BEGINNING, containing 0.004 acre, more or less, of which the present road occupies 0.000 acre, 0.0024 acre is part of Franklin County Auditor's Parcel Number 010-126261, and 0.0018 acre is part of Franklin County Auditor's Parcel Number 010-126276.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by Static GPS observations of Franklin County Engineering Department monuments Frank 43 and Frank 143. The centerline of Joyce Avenue, having a bearing of North $04^{\circ} 07' 58''$ East, is designated the "basis of bearing" for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date