

EXHIBIT A

Page 1 of 3

LPA RX 887 T

Rev. 01/21

Ver. Date 03/22/2021

PID 110376

**PARCEL 12-T
FRA-161-12.83
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVE AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in southeast Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, part of Lot 2 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, and being part of a 0.781 acre tract conveyed to Olympic Properties, LLC, an Ohio limited liability company (hereinafter referred to as "Grantor") by deed of record in Instrument Number 200905110067038 and Instrument Number 200905110067031 (Franklin County Parcel Number 010-115253-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the centerline right-of-way intersection of East Dublin Granville Road (SR 161), (Station 679+77.56) and Maple Canyon Avenue (Station 50+00.00), being referenced by a found iron pin in concrete at centerline Station 685+80.83, (East Dublin Granville Road (SR 161)), 8.31 feet left, which bears South 85° 26' 09" East a distance of 603.59 feet;

Thence South 03° 38' 29" West a distance of 514.08 feet along centerline of Maple Canyon Avenue (60 feet in width) to a point at centerline Station 44+85.92;

Thence North 86° 21' 31" West a distance of 30.00 feet leaving the centerline across Maple Canyon Avenue to a point on the westerly right-of-way line of Maple Canyon Avenue and the northerly line of a 8.805 acre tract conveyed to Granville Manor Properties Company, an Ohio limited partnership by deed of record in Deed Book 3280, Page 162 and at the southeast corner of the Grantor's 0.781 acre tract, 30.00 feet left of centerline station 44+85.92;

EXHIBIT A

Page 2 of 3

LPA RX 887 T

Rev. 01/21

Thence North $86^{\circ} 40' 18''$ West a distance of 24.00 feet leaving the westerly right-of-way line of Maple Canyon Avenue along a line common to the Grantor's 0.781 acre tract and the said 8.805 acre tract to an iron pin set 54.00 feet left of centerline station 44+85.79 and being the **TRUE POINT OF BEGINNING** for the Temporary Easement herein described;

Thence North $86^{\circ} 40' 17''$ West a distance of 14.91 feet along the line common to the Grantor and said 8.805 acre tract to a point 68.91 feet left of centerline station 44+85.70;

Thence leaving the line common to the Grantor and the said 8.805 acre tract on the following five (5) courses and across the Grantor's 0.781 acre tract;

1. North $03^{\circ} 34' 19''$ East a distance of 37.35 feet to a point 68.96 feet left of centerline station 45+23.06;
2. North $44^{\circ} 30' 00''$ East a distance of 48.85 feet to a point 37.00 feet left of centerline station 45+60.00;
3. North $03^{\circ} 38' 29''$ East a distance of 62.00 feet to a point 37.00 feet left of centerline station 46+22.00;
4. North $86^{\circ} 21' 31''$ West a distance of 6.00 feet to a point 43.00 feet left of centerline station 46+22.00;
5. North $03^{\circ} 38' 29''$ East a distance of 33.01 feet to a point on a line common to the Grantor and a 0.684 acre tract conveyed to Speedway SuperAmerica LLC, a Delaware limited liability company by deed of record in Instrument Number 199802090029122, 43.00 feet left of centerline station 46+55.01;

Thence South $86^{\circ} 23' 14''$ East a distance of 13.00 feet along the line common to the Grantor and said 0.684 acre tract to a point on the westerly right-of-way line of Maple Canyon Avenue, 30.00 feet left of centerline station 46+55.02;

Thence South $03^{\circ} 38' 29''$ West a distance of 100.02 feet along the westerly right-of-way line of Maple Canyon Avenue to an iron pin set 30.00 feet left of centerline station 45+55.00;

EXHIBIT A

Thence leaving the westerly right-of-way line of Maple Canyon Avenue on the following two (2) courses across the Grantor's 0.781 acre tract;

1. South 33° 34' 27" West a distance of 48.10 feet to an iron pin set 54.00 feet left of centerline station 45+13.32;

2. South 03° 38' 29" West a distance of 27.53 feet to the **TRUE POINT OF BEGINNING**, containing 0.046 acres, more or less, being subject to all easements, restrictions, and right-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in 2020 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of Maple Canyon Avenue being North 3° 38' 29" East.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

All station and offsets referenced in this description are from the right-of-way centerline of Maple Canyon Avenue as described in the plan known as "IMPROVEMENTS OF SR 161/I71" on file with the Ohio Department of Transportation and the City of Columbus.

Robert J. Sands
Professional Surveyor No. 8053

Date