

EXHIBIT A

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Rev. 01/21

Ver. Date 02/08/2022

PID 114254

**PARCEL 25-T
FRA-161-13.03
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
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 Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, and being part of a 5.787 acre tract conveyed to Parkville, LTD. (hereinafter referred to as "Grantor") by deed of record in Deed Book 3623, Page 199 (Franklin County Parcel Number 010-019426-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the intersection of the centerline right-of-way of East Dublin Granville Road (SR 161) (FRA-161-11.57) (width varies), centerline station 690+25.39 and center line of right-of-way of Parkville Street as dedicated in Plat Book 41, Page 51, (width varies), centerline station 131+46.60, being referenced by a found iron pin in concrete at East Dublin Granville Road (SR 161) centerline station 695+00.18, which bears South 75° 19' 01" East a distance of 474.79 feet;

Thence the following two (2) courses and distances along the centerline of right-of-way of Parkville Street;

1. South 14° 44' 33" West a distance of 266.99 feet to a 1 inch steel rod set at centerline station 128+79.61;
2. Along a curve to the left with a radius of 840.08 feet, a delta angle of 11° 07' 45", an arc length of 163.18 feet, a chord bearing of South 09° 10' 39" West and with chord distance of 162.92 feet to 1 inch steel rod set at centerline station 127+16.43 ahead, 27+16.43 back;

Thence South 86° 27' 46" East a distance of 30.00 feet leaving the centerline and crossing Parkville Street to a 3/4 inch iron pipe found on the easterly right-of-way line at the northwest corner of said 5.787 acre tract and the southwest corner of a 1.622 acre tract conveyed to BL &

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G, LLC, an Ohio limited liability company by deed of record in Instrument Number 201401140005430, 30.00 feet right of centerline station 127+16.43;

Thence South 75° 18' 24" East a distance of 16.40 feet along the line common to the Grantor and the 1.622 acre tract to a point, 46.00 feet right of centerline station 27+13.27 and the **TRUE POINT OF BEGINNING** for the temporary easement herein described;

Thence South 75° 18' 24" East a distance of 16.11 feet along the line common to the Grantor and the said 1.622 acre tract to a point, 61.89 feet right of centerline station 27+10.14;

Thence the following three (3) courses and distances across the Grantor's 5.397 acre tract;

1. South 35° 49' 30" West a distance of 42.86 feet to a point, 39.00 feet right of centerline station 26+73.90;
2. South 03° 32' 14" West a distance of 105.85 feet to a point, 39.00 feet right of centerline station 25+68.05;
3. North 86° 27' 46" West a distance of 9.00 feet to a point on the easterly right-of-way line of Parkville Street and the Grantor's westerly line, 30.00 feet right of centerline station 25+68.05;

Thence North 03° 32' 14" East a distance of 114.52 feet along easterly right-of-way line of Parkville Street and the Grantor's westerly line to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." on a point of curvature, 30.00 feet right of centerline station 26+82.57;

Thence across the 5.787 acre tract, leaving the easterly right-of-way line of Parkville Street and the Grantor's westerly line on a curve to the left with a radius of 74.00 feet, a delta angle of 20° 30' 52", an arc length of 26.50 feet, a chord bearing of North 28° 43' 48" East and with chord distance of 26.35 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC." 41.22 feet right of centerline station 27+06.42;

Thence continuing across the 5.787 acre tract, North 38° 59' 14" East a distance of 8.39 feet to the **TRUE POINT OF BEGINNING**, containing 0.036 acres, more or less, being subject to all easements, restrictions, and rights-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 May 2019 under his direct supervision.

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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 East Dublin Granville Road (SR 161) being South 75° 19' 01" 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 Parkville Street as described in the plan known as "IMPROVEMENTS OF SR 161 PHASE 1 / PART 2 SPRING RUN DRIVE / PARKVILLE STREET" on file with the Ohio Department of Transportation and the City of Columbus.

Robert J. Sands,
Professional Surveyor No. 8053

Date