

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

Ver. Date 6-16-2025

PID 116785

**PARCEL 3-T
IMPROVEMENTS TO BIG WALNUT TRAIL
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM WATER SERVICE CONNECTION
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS OHIO, A MUNICIPAL CORPORATION, FRANKLIN
COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 2N, Range 17W, U.S. Military District and being part of a 4.691 acre tract conveyed to Kristee M. Rogers and Julie A Moudry, Co-Trustees of the Kristee M. Rogers and Julie A. Moudry Revocable Family Trust in Instrument 202312050126377 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline right of way for Sunbury Road (R/W varies) as shown in the Right of Way plans for FRA-270-(31.01)(33.64), and being more particularly described as follows:

COMMENCING at an iron pin found on the westerly existing right of way as acquired in Official Record 29304, page I17 to the City of Columbus, said pin being the grantor's southeast corner and the northeast corner of a 2.308 acre common area tract as shown on the subdivision plat for Sunbury Heights P.U.D. District No. 1 as recorded in Plat Book 46, page 77 conveyed to Tanager Woods Owners Association in Deed Book 3404, Page 665, said pin being 50.00 feet left of the centerline of said Sunbury Road at station 19+01.96; Thence, along the grantor's south line and the north line of said common area, North 86 degrees 21 minutes 21 seconds West, 20.79 feet to an iron pin set, said pin being 65.00 feet left of the centerline of said Sunbury Road at station 18+87.56; Thence, across the grantor's tract, North 47 degrees 28 minutes 25 seconds East 62.37 feet, to an iron pin set, said pin being 65.00 feet left of the centerline of said Sunbury Road at station 19+49.93; Thence, across the grantor's tract, North 47 degrees 28 minutes 25 seconds East 37.41 feet, to a point, said point being 65.00 feet left of the centerline of said Sunbury Road at station 19+87.28 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract, **North 42 degrees 28 minutes 23 seconds West, 10.00 feet** to a point, said point being 75.00 feet left of the centerline of said Sunbury Road at station 19+87.28;

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- 2) **Thence**, across the grantor's tract, **North 47 degrees 31 minutes 37 seconds West 25.00 feet**, to a point, said point being 75.00 feet left of the centerline of said Sunbury Road at station 20+12.28;
- 3) **Thence**, across the grantor's tract, **South 42 degrees 28 minutes 23 seconds East, 10.00 feet** to a point on the westerly proposed right of way for said Sunbury Road (R/W varies), said point being 65.00 feet left of the centerline of said Sunbury Road at station 20+12.28;
- 4) **Thence**, along the westerly proposed right of way for said Sunbury Road, **South 47 degrees 31 minutes 37 seconds East, 25.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.001 acres.

The parcel of land described contains, 0.001 acres, more or less in Franklin County Auditor's Parcel Number 600-137536-00 including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, May, 2024.

Grantor claim title by Instrument 202312050126377, as recorded in the Franklin County Recorder's Office.

Bearings based on a GPS survey performed by the Franklin County Engineer's Office on monuments FCGS 4420 and FCGS 9959 being South 86 degrees 01 minutes 16 seconds East, and based on the NAD83 State Plane Coordinate System, Ohio south zone.

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date