

EXHIBIT A

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Ver. Date 03/18/25

PID 115646

**PARCEL 61-T2
FRA-16-9.27
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVE AND COMPLETE GRADING
FOR 24 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 North, Range 16 West, United States Military District Lands, being a part of 5.156 acre tract of land in the name of The Villas at East Pointe Condominium Association as declared in Official Record 27831 Page C14 and as demonstrated in Condominium Plat Book 62 Page 19, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the left side of the centerline of Right-of-Way of State Route 16 (East Broad Street) (R/W Varies) and is more particularly described as follows:

Commencing at a 1" iron pin set in a monument box assembly at the centerline of Right-of-Way intersection of said State Route 16 (East Broad Street) and Rosehill Road (R/W Varies), said intersection being centerline Station 227+31.51 of said State Route 16 (East Broad Street) and centerline Station 410+00.00 of said Rosehill Road, referenced by a 1" iron pin found in a monument box bearing South 81°51'39" West a distance of 662.31 and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East, with said FRA-16-7.79 centerline, a distance of 1214.26 feet to a point at centerline station 239+45.77

Thence North 08°08'21" West, leaving and perpendicular to said centerline, a distance of 110.00 feet to a point in the northerly right of State Route 16, being the westerly corner of a 0.962 acre tract of land conveyed to Regency Center, L.P., a Delaware Limited Partnership as described in Instrument Number 200006010108217 and being 110.00 feet left of centerline Station 239+45.77 and the **True Place of Beginning** for the tract of land herein described;

- 1) Thence **South 81°51'39" West** with said northerly Right-of-Way line, a distance of **323.77 feet** to a point in the said 5.156 acre tract of land, being 110.00 feet left of centerline Station 236+22.00;

Thence through said 5.156 acre tract, the following six (6) courses:

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- 2) **North 08°08'21" West**, a distance of **22.00 feet** to a point being 132.00 feet left of centerline Station 236+22.00;
- 3) **North 81°51'39" East**, a distance of **26.00 feet** to a point being 132.00 feet left of centerline Station 236+48.00;
- 4) **South 08°08'21" East**, a distance of **16.00 feet** to a point being 116.00 feet left of centerline Station 236+48.00;
- 5) **North 81°51'39" East**, a distance of **67.00 feet** to a point being 116.00 feet left of centerline Station 237+15.00;
- 6) **North 64°45'29" East**, a distance of **13.60 feet** to a point being 120.00 feet left of centerline Station 237+28.00;
- 7) **North 79°45'25" East**, a distance of **217.91 feet** to a point in the westerly line of said 0.962 acre tract of land, being 128.00 feet left of centerline Station 239+45.76;
- 8) Thence **South 08°09'12" East** with said westerly line, a distance of **18.00 feet** to the **True Place of Beginning**.

The above described area contains 0.095 acres more or less, which is part of the Common Area of THE VILLAS AT EAST POINTE CONDOMINIUM as declared in Official Record 27831, Page C14 and demonstrated in the Condominium Plat Book 62 Page 19.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established utilizing a GPS survey performed in October 2020, holding North 81°51'39" East for the centerline of State Route 16 (East Broad Street).

The stations referred to herein are from the existing centerline of Right-of-Way of State Route 16, as recorded on the FRA-16-7.79 centerline plat in Plat Book 29 Page 4.

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This description is based on an actual field survey performed from October 2020 to October 2024 by OHM Advisors and was created under the direction and supervision of Branden V. Battig, Registered Surveyor No. S-8708.

Branden V. Battig
Registered Surveyor No. S-8708

Date