

EXHIBIT A

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Rev. 07/09

Ver. Date 10-5-2021

PID 110388

**PARCEL 43-T
JAMES ROAD AT EAST BROAD STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVEWAY AND COMPLETE GRADING AND SEEDING
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, City of Columbus, Franklin County, Half Section 7, Section 7, Township 12 N, Range 21 W, Refugee Lands and being part of Lot 11 of Broadleigh East as recorded in Plat Book 14, Page 25 and conveyed to Spartan Residential, LLC in Instruments 201907080081884, in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline of existing right of way for James Road in project James Road at East Broad Street as platted by 2LMN, Inc. as recorded in Instrument 202108240151066, and being more particularly described as follows:

COMMENCING at an iron pin set on the grantor's south line being North 86 degrees 08 minutes 12 seconds West, 20.10 feet from the southeast corner of said Lot 11, said pin being 50.09 feet left of centerline of existing right of way for James Road at station 63+32.15 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the south line of said Lot 11, **North 86 degrees 08 minutes 12 seconds West, 4.99 feet** to a point, said point being 55.09 feet left of the centerline of existing right of way for James Road at station 63+32.20;
- 2) **Thence**, across the grantor's tract and said lot 11, **North 06 degrees 04 minutes 15 seconds East, 42.85 feet** to a point, said point being 53.00 feet left of the centerline of existing right of way for James Road at station 63+75.00;
- 3) **Thence**, across the grantor's tract and said lot 11, **North 05 degrees 08 minutes 57 seconds West, 27.29 feet** to a point on the north line of said lot 11 and the south line of lot 12 as conveyed to Harvey Wilson in Official Record 34517, Page F12, said point being 57.00 feet left of the centerline of existing right of way for James Road at station 64+01.99;
- 4) **Thence**, along the grantor's north line, being the north line of said lot 11 and the south line of said lot 12, **South 86 degrees 36 minutes 36 seconds East, 9.38 feet** to an iron pin set, said pin

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being 47.62 feet left of the centerline of existing right of way for James Road at station 64+01.97;

- 5) **Thence**, across the grantor's tract and said lot 11, **South 05 degrees 18 minutes 28 seconds West, 69.87** feet to the **TRUE POINT OF BEGINNING**, containing 0.009 acres.

The parcel of land described contains, 0.009 acres, more or less, including the present road occupies 0.000 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-090063-00.

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, December, 2020.

Grantor claim title by Instrument 201907080081884, as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only. The bearings shown hereon are based on the centerline of James Road as being North 04 degrees 04 minutes 04 seconds East, from an adjusted field survey using G.P.S. methods from monument CP1 and monument CP2, based on the Ohio State Plane Coordinate system, South Zone and NAD 83 (2011) Datum.

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

Date