

EXHIBIT A

LPA RX 887 T

Page 1 of 4

Rev. 01/21

Ver. Date 02/08/2022

PID 114254

**PARCEL 31-T
FRA-161-13.03
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 Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, and being part of a 18.592 acre tract conveyed to C-K Spring Creek LLC, a Delaware limited liability company (hereinafter referred to as "Grantor") by deed of record in Instrument Number 200110110235193 (Franklin County Parcel Number 010-101716-00) (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+16.35 and center line of right-of-way of Spring Run Drive (50 feet in width), centerline station 31+47.04, 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 483.83 feet;

Thence the following six (6) courses and distances along the centerline of right-of-way of Spring Run Drive;

1. North 12° 47' 17" East a distance of 179.63 feet to a 1 inch steel rod at a point of curvature at centerline Station 33+26.67;
2. Along a curve to the left with a radius of 225.00 feet, a delta angle of 29° 24' 43", an arc length of 115.50 feet, a chord distance of 114.24 feet, and a chord bearing of North 11° 02' 43" West, to a 1 inch steel rod at a point of reverse curvature at centerline station 34+42.17;
3. Along on a curve to the right with a radius of 225.00 feet, a delta angle of 29° 24' 45", an arc length of 115.50 feet, a chord distance of 114.24 feet, and a chord bearing of North 11° 02' 42" West, to a 1 inch steel rod at a point of tangency at centerline station 35+57.67;

EXHIBIT A

4. North $03^{\circ} 39' 41''$ East a distance of 155.91 feet to a 1 inch steel rod at a point of curvature at centerline station 37+13.58;
5. Along a curve to the right with a radius of 45.00 feet, a delta angle of $89^{\circ} 59' 56''$, an arc length of 70.69 feet, a chord distance of 63.64 feet, and a chord bearing on North $48^{\circ} 39' 39''$ East, to a 1 inch steel rod at a point of tangency at centerline station 37+84.26.
6. South $86^{\circ} 20' 23''$ East a distance of 159.54 feet along the centerline of Fuji Drive (50 feet in width), to a point being the southwesterly corner of the dedicated right-of-way of Fuji Drive as shown in Plat Book 64, Page 13, at centerline station 39+43.80;

Thence North $03^{\circ} 39' 37''$ East, a distance of 25.00 feet to a point common to the southeasterly corner of the 18.592 acre tract and the south westerly corner of a 0.751 acre tract conveyed to 2350 Fuji LLC. By deed of record in Instrument Number 201706280087776, on the northerly right-of-way line of Fuji Drive deeded to the City of Columbus by deed of record in Official Record 4279, Page I03, 25.00 feet left of centerline station 39+43.80 and being the **TRUE POINT OF BEGINNING** of the herein described temporary easement;

Thence North $86^{\circ} 20' 23''$ West a distance of 3.85 feet along the Grantor's southerly line and the northerly right-of-way line of Fuji Drive to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", 25.00 feet left of centerline station 39+39.95;

Thence leaving the Grantor's southerly line and the northerly right-of-way line of Fuji Drive the following eight (8) courses across the Grantor's 18.592 acre tract;

1. North $83^{\circ} 22' 25''$ West a distance of 65.29 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC", 28.38 feet left of centerline station 38+74.74;
2. North $86^{\circ} 11' 07''$ West a distance of 44.91 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC", at a point of curvature 28.50 feet left of centerline station 38+29.84;
3. Along a curve to the right with a radius of 48.00, a delta angle of $29^{\circ} 27' 44''$, an arc length of 24.68 feet, a chord bearing of North $71^{\circ} 27' 15''$ West with a chord distance of 24.41 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" at a point of tangency, 34.77 feet left of centerline station 38+06.25;
4. North $56^{\circ} 43' 24''$ West a distance of 23.90 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" at a point of curvature, 46.58 feet left of centerline station 37+85.47;

EXHIBIT A

5. Along a curve to the right with a radius of 33.00 feet, a delta angle of 58° 00' 32", an arc length of 33.41 feet, a chord bearing of North 27° 43' 08" West with a chord distance of 32.00 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC", 74.90 feet left of centerline station 37+78.44;
6. North 01° 17' 08" East a distance of 6.46 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC", 81.34 feet left of centerline station 37+78.65;
7. North 88° 42' 52" West a distance of 55.27 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC", 97.06 feet left of centerline station 37+60.73;
8. South 01° 12' 18" West a distance of 22.15 feet to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC" on the northeast corner of a 0.587 acre tract conveyed to Sabri Salhieh and Nadera Salhieh by deed of record in Instrument Number 201706120078524, 77.83 feet left of centerline station 37+56.98;

Thence North 86° 20' 23" West a distance of 6.83 along the line common to the Grantor and said 0.587 acre tract to a point 81.85 feet left of centerline station 37+54.99;

Thence leaving the line common to the Grantor and said 0.587 acre tract the following five (5) courses across the Grantor's 18.592 acre tract;

1. North 00° 15' 24" West a distance of 47.75 feet to a point, 123.78 feet left of centerline station 37+62.01;
2. South 87° 01' 15" East a distance of 128.20 feet to a point, 105.10 feet left of centerline station 38+32.37;
3. South 01° 16' 54" West a distance of 62.45 feet to a point, 42.70 feet left of centerline station 38+34.96;
4. South 75° 20' 28" East a distance of 52.79 feet to a point, 32.63 feet left of centerline station 38+86.78;
5. South 85° 09' 23" East a distance of 56.99 feet to a point on the Grantor's easterly line, 31.46 feet left of centerline station 39+43.76;

EXHIBIT A

Page 4 of 4

LPA RX 887 T

Rev. 01/21

Thence along the Grantor's easterly line South 03° 16' 15" West a distance of 6.46 feet to the **TRUE POINT OF BEGINNING**, containing 0.156 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.

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 Spring Run Drive 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