

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. Date 8-24-2021

PID 110388

**PARCEL 41-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 lot 10 of Broadleigh East as recorded in Plat Book 14, Page 25 and conveyed to Schwartz Rental, LLC, an Ohio limited liability company in Instrument 201210120153938 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 a point at the southeast corner of said lot 10, witnessed by a 1 inch iron pin found which bears South 82 degrees 19 minutes 46 seconds West 5.09 feet from the southeast corner of said lot 10, which is the grantor's southeast corner, also being the southeast corner of a 5 foot strip (parallel to James Road) deeded to the City of Columbus in Deed Book 1700, page 12, said pin being on the west existing right of way for James Road and the north existing right of way for East Broad Street, said pin being 35.39 feet left of centerline of existing right of way for James Road at station 60+67.57 and 50.00 feet left of the existing centerline of right of way for Broad Street at station 27+00.73; Thence, along the west existing right of way for James Road, North 03 degrees 16 minutes 48 seconds East, 152.66 feet to a point on the grantor's south line being on the westerly existing right of way for James Road and being the northeast corner of a tract conveyed to Triple R Associates, a Florida limited partnership in Instrument 200102270039245 said pin being 35.01 feet left of centerline of existing right of way for James Road at station 62+20.31; Thence, along the grantor's south line, South 75 degrees 02 minutes 03 seconds West, 30.33 feet to an iron pin set, said pin being 63.82 feet left of the centerline of existing right of way for James Road at station 62+10.81 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's south line, **South 75 degrees 02 minutes 03 seconds West, 4.40** feet to a point, said point being 68.00 feet left of the centerline of existing right of way for James Road at station 62+09.43;

EXHIBIT A

LPA RX 887 T

- 2) **Thence**, across the grantor's tract, **North 22 degrees 02 minutes 11 seconds West, 11.69** feet to a point, said point being 73.00 feet left of the centerline of existing right of way for James Road at station 62+20.00;
- 3) **Thence**, across the grantor's tract, **North 03 degrees 16 minutes 48 seconds East, 62.38** feet to an iron pin set on the west proposed right of way for James Road, said pin being 73.00 feet left of the centerline of existing right of way for James Road at station 62+82.38;
- 4) **Thence**, across the grantor's tract, **South 10 degrees 35 minutes 51 seconds East, 33.35** feet to an iron pin set, said pin being 65.00 feet left of the centerline of existing right of way for James Road at station 62+50.00;
- 5) **Thence**, across the grantor's tract, **South 01 degrees 33 minutes 24 seconds West, 39.21** feet to the **TRUE POINT OF BEGINNING**, containing 0.010 acres.

The parcel of land described contains, 0.010 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 010-090073-00.

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 201210120153938, 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