

**EXHIBIT A**

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LPA RX 887 T

Rev. 07/09

Ver. Date 6-30-2016

PID 95549

**PARCEL 108-T  
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADING FOR PROPOSED WALK & DRIVE APRON IMPROVEMENT  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, DELAWARE COUNTY, OHIO**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Delaware, City of Columbus, located in Farm Lots 17, Quarter Township 4, Township 3 North, Range 18 West, of the United States Military District, also being part of the 3.624 acre tract of land conveyed to **Polaris Neighborhood Center IV, LLC, an Ohio limited liability company** (Grantor) in Official Record 806 Page 2284, and being described as follows:

Being a parcel of land lying north of the north right-of-way line of Polaris Parkway as described in Plat Book 24 Pages 137 - 145 and more particularly described as follows:

**Commencing** at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at the point of tangency on the centerline of Polaris Parkway, said capped iron pin being at centerline station 169+55.73;

Thence North  $46^{\circ}10'37''$  East along said centerline of Polaris Parkway, a distance of 502.91 feet to a point of curvature being centerline station 174+58.64;

Thence continuing along said centerline of Polaris Parkway, with a curve to the right, having a radius 1432.39 feet, a central angle of  $30^{\circ}33'54''$ , an arc length of 764.12 feet, being subtended by a chord bearing of North  $61^{\circ}27'34''$  East and a chord distance of 755.09 feet to a point on the curve, centerline station 182+22.76;

Thence North  $13^{\circ}15'30''$  West leaving said centerline perpendicular, a distance of 50.00 feet to a point on said existing north right-of-way line for Polaris Parkway, also being the southwest corner of said Polaris Neighborhood Center IV, LLC tract and the southeast corner of a tract of land conveyed to Polaris Val, LLC (APN 31844202054006) in Official Record 838 Page 497, also being 50.00 feet left of centerline station 182+22.76;

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Thence North 13°44'00" West continuing along said existing property line between said Polaris Val, LLC tract and said Polaris Neighborhood Center IV, LLC tract, a distance of 15.00 feet to a point, being 65.00 feet left of centerline station 182+22.64, and being the **Point of Beginning** for the herein described right-of-way parcel;

Thence North 13°44'00" West continuing along said existing property line between said Polaris Val, LLC tract and said Polaris Neighborhood Center IV, LLC tract, a distance of 24.77 feet to a point, being 89.77 feet left of centerline station 182+22.45;

Thence crossing said Polaris Neighborhood Center IV, LLC tract the following six (6) courses:

1. North 76°49'53" East, a distance of 29.28 feet to a point, being 90.00 feet left of centerline station 182+50.00;
2. South 12°10'06" East, a distance of 20.00 feet to a point, being 75.00 feet left of centerline station 182+50.00;
3. North 79°17'08" East, a distance of 104.91 feet to a point, being 71.00 feet left of centerline station 183+50.00;
4. North 81°44'25" East, a distance of 52.50 feet to a point, being 72.00 feet left of centerline station 184+00.00;
5. North 86°22'37" East, a distance of 104.98 feet to a point, being 71.00 feet left of centerline station 185+00.00;
6. South 84°49'47" East, a distance of 53.91 feet to a point, being 65.00 feet left of centerline (passing a station equation) station 399+00.00;

Thence South 89°19'39" West back across said Polaris Neighborhood Center IV, LLC tract, a distance of 14.38 feet to a point, being 65.00 feet left of station 398+85.62 (ahead) also being station 185+37.40 (back);

Thence continuing back across said Polaris Neighborhood Center IV, LLC tract, with a curve to the left, having a radius 1497.39 feet, a central angle of 12°35'25", an arc length of 329.04 feet, being subtended by a chord bearing of South 83°01'56" West and a chord distance of 328.38 feet to the **Point of Beginning**.

Containing 0.054 acre, more or less, within Delaware County Auditor's Parcel Number 31844202054005. Consisting of 0.000 acres of Present Roadway Occupation.

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All references herein are to records in the Recorders' Office, Delaware County, Ohio.

The basis of bearings for this description is based on the Ohio State Plane Coordinate System, North Zone, NAD 1983 (1996 adjustment) as established by Carpenter Marty Transportation, Inc. using GPS observations.

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Orion Place as shown upon the right of way plan "Arterial Street Rehabilitation - Polaris Parkway" on file with the City of Columbus, Ohio.

This description was prepared under the direction of Daniel J. Hornyak, Registered Professional Surveyor Number 7963, and based upon a field survey of property monumentation found, the centerline of existing roadway, and recorded deed descriptions and plats. The said survey was performed by Columbus Engineering Consultants, Inc. and Carpenter Marty Transportation, Inc. and is not a complete boundary survey of properties involved in the development of the right-of-way plans known as "Arterial Street Rehabilitation - Polaris Parkway".

Columbus Engineering Consultants, Inc.

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Daniel J. Hornyak                      Date  
Registered Professional Surveyor No. 7963