

EXHIBIT A

Page 1 of 5

LPA RX 887 T

Rev. 07/09

Ver. Date 06/30/2016

PID 95549

**PARCEL 5-T
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING & DRIVEWAY WORK
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, DELAWARE COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the City of Columbus, County of Delaware, and State of Ohio, being in Farm Lots 18 & 19, Quarter Township 4, Township 3 North, Range 18 West of the United States Military District, and being a part of that 1.477 acre tract conveyed to N.P. Limited Partnership, an Ohio Limited Liability Partnership, by Deed Volume 604, Page 59, all references being to the Delaware County Recorder's Office, Delaware County, Ohio, and being bounded and more particularly described as follows:

Being a parcel of land lying on the south side of the centerline of existing right-of-way of Polaris Parkway, as shown and delineated upon the centerline plat with the right-of-way plans designated as Arterial Street Rehabilitation – Polaris Parkway prepared for the City of Columbus, Department of Public Services, by Carpenter Marty Transportation Inc., as recorded in Official Record Volume 1450, Page 927 (made a part hereof by reference), and being more particularly described as follows:

Beginning, for reference, at a 1" iron pipe found with a yellow cap stamped "CIVIL ENGR ASSOC." at a point of tangency in said centerline, said pin being Station 169+55.73 in said centerline;

Thence along said centerline with a curve to the right having a radius of 1,762.95 feet, a central angle of 7° 23' 18", an arc length of 227.33 feet, a chord bearing South 49° 52' 16" West, and a chord distance of 227.17 feet to Station 167+28.40 in said centerline;

EXHIBIT A

LPA RX 887 T

Thence South 36° 26' 06" East a distance of 50.00 feet to the existing southerly right-of-way line of said Polaris Parkway, said point being 50.00 feet right of Station 167+28.40 in said centerline;

Thence along said southerly line, also being the Grantor's easterly line, South 16° 32' 42" East a distance of 21.25 feet to an iron pin set in the proposed southerly right-of-way line of said Polaris Parkway, said pin being 70.00 feet right of Station 167+21.44 in said centerline, said pin also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

Thence continuing along said easterly line South 16° 32' 42" East a distance of 15.92 feet to a point 85.00 feet right of Station 167+16.33 in said centerline;

Thence across said 1.477 acre tract along the proposed temporary southerly right-of-way line of said Polaris Parkway the following six courses:

- 1) South 55° 02' 06" West a distance of 69.53 feet to a point 85.00 feet right of Station 166+50.00 in said centerline;
- 2) South 37° 36' 28" West a distance of 27.77 feet to a point 94.00 feet right of Station 166+25.00 in said centerline;
- 3) South 57° 47' 12" West a distance of 55.82 feet to a point 94.00 feet right of Station 165+72.00 in said centerline;
- 4) North 87° 01' 54" West a distance of 34.08 feet to a point 75.00 feet right of Station 165+45.00 in said centerline;
- 5) South 59° 02' 10" West a distance of 46.94 feet to a point 76.00 feet right of Station 165+00.00 in said centerline;

EXHIBIT A

LPA RX 887 T

Page 3 of 5

Rev. 07/09

- 6) South $21^{\circ} 07' 29''$ West a distance of 33.23 feet to the proposed temporary easterly right-of-way line of Orion Place, said point being 80.00 feet left of Station 0+95.75 in the centerline of said Orion Place;

Thence along said easterly line the following four courses:

- 1) South $25^{\circ} 45' 43''$ East a distance of 79.25 feet to a point 80.00 feet left of Station 1+75.00 in said centerline;
- 2) North $64^{\circ} 14' 17''$ East a distance of 15.00 feet to a point 95.00 feet left of Station 1+75.00 in said centerline;
- 3) South $25^{\circ} 08' 43''$ East a distance of 78.92 feet to a point 95.00 feet left of Station 2+50.00 in said centerline;
- 4) South $1^{\circ} 45' 25''$ East a distance of 42.88 feet to the Grantor's southerly line, said point being 80.00 feet left of Station 2+86.61 in said centerline;

Thence along said southerly line South $87^{\circ} 04' 13''$ West a distance of 15.80 feet to an iron pin set in the proposed easterly right-of-way line of said Orion Place, said pin being 65.00 feet left of Station 2+82.03 in said centerline;

Thence along said easterly line the following three courses:

- 1) With a curve to the left having a radius of 965.00 feet, a central angle of $4^{\circ} 24' 24''$, an arc length of 74.22 feet, a chord bearing North $23^{\circ} 33' 31''$ West, and a chord distance of 74.20 feet to an iron pin set 65.00 feet left of Station 2+12.81 in said centerline;

EXHIBIT A

Page 4 of 5

LPA RX 887 T

Rev. 07/09

- 2) North 25° 45' 43" West a distance of 87.81 feet to an iron pin set 65.00 feet left of Station 1+25.00 in said centerline;
- 3) North 9° 45' 51" West a distance of 48.55 feet to an iron pin set in the proposed southerly right-of-way line of said Polaris Parkway, said pin being 80.00 feet right of Station 164+75.00 in the centerline of said Polaris Parkway;

Thence along said southerly line the following two courses:

- 1) North 47° 39' 59" East a distance of 42.88 feet to an iron pin set 70.00 feet right of Station 165+15.00 in said centerline;
- 2) With a curve to the left having a radius of 1832.95 feet, a central angle of 6° 42' 34", an arc length of 214.64 feet, a chord bearing North 57° 08' 45" East, and a chord distance of 214.52 feet to the TRUE POINT OF BEGINNING, containing 0.186 acres, of which the present road occupies 0.000 acres.

The above described tract is located in Auditor's Parcel Number 318-443-02-008-004.

Grantor claims title by Deed Volume 604, Page 59, Delaware County Recorder's Office.

This description is based on a survey performed for the City of Columbus in June of 2015 by Carpenter Marty Transportation Inc. This description was prepared and reviewed on June 30, 2016 by Kevin P. Carpenter, Registered Surveyor Number 8124.

The bearings found herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). Bearings shown heron are based on true north observed by Carpenter Marty Transportation, using a Leica GNSS Viva CS15/GS15 receiver. Based on this the bearing of Interstate 71 is North 3° 32' 22" East.

EXHIBIT A

LPA RX 887 T

Page 5 of 5

Rev. 07/09

Monuments referred to as iron pins set are $\frac{3}{4}$ " x 30" topped by a 2" diameter aluminum cap stamped "CITY OF COLUMBUS R/W, P.S. 8124". Right of way monuments called for as set herein shall be set upon completion of the acquisition process.