

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

Ver. Date 8-23-2021

PID 590955

**PARCEL 20-T
MAPLE CANYON AVENUE
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE SIDEWALK GRADING
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, Quarter Township 4, Township 2, Range 18, U.S. Military Lands and being part of a Lot 14 of Webster Canyon Townhouses a resubdivision of parts of Lots 21 and 22 of Sharon Acres as recorded in Plat Book 50 page 105 and conveyed to J. Fabrizio LLC, an Ohio Limited Liability Company in Instrument 201910280142652 in the Franklin County Recorder's Office. The below described parcel laying on the right side of Maple Canyon Avenue and being more particularly described as follows:

COMMENCING at a point at the southwest corner of said Lot 14 and the east existing right of way for Maple Canyon Avenue; Thence, along the west line of said Lot 14, North 03 degrees 41 minutes 07 seconds East, 117.57 feet to a point of curvature for the radius return to Webster Canyon Court; Thence, along the radius return of Webster Canyon Court with a curve to the right having a radius of 20.00 feet, a central angle of 21 degrees 45 minutes 16 seconds, and arc length of 7.59 feet and a chord that bears, North 14 degrees 33 minutes 55 seconds East 7.55 feet to a point, said point being 31.42 feet right of centerline of Maple Canyon Ave. at station 10+57.00 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's north line along the east existing right of way of said Maple Canyon Avenue and the south existing right of way of said Webster Canyon Court with a curve to the right have an radius of 20.00 feet, a central angle of 59 degree 37 minutes 08 seconds, an arc length of 20.81 feet, and a chord that bears **North 55 degrees 15 minutes 07 seconds East 19.88 feet** to a point, said point being 47.00 feet right of the centerline of right of way of Maple Canyon Avenue at station 10+69.36;
- 2) **Thence**, across the grantor's tract, **South 05 degrees 24 minutes 55 seconds East, 9.48 feet** to a point, said point being 48.50 feet right of the centerline of right of way of Maple Canyon Avenue at station 10+60.00;

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- 3) **Thence**, across the grantor’s tract, **South 56 degrees 16 minutes 58 seconds West, 10.70 feet** to a point, said point being 40.00 feet right of the centerline of right of way of Maple Canyon Avenue at station 10+53.50;

- 4) **Thence**, across the grantor’s tract, **North 64 degrees 06 minutes 36 seconds West, 9.26 feet** to the **TRUE POINT OF BEGINNING**, containing 0.004 acres.

It is understood that the parcel of land described contains, 0.004 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 010-170591-00.

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, April, 2020.

Grantor claim title by Instrument 201910280142652, as recorded in the Franklin County Recorder’s Office.

The stationing is based on the centerline of Maple Canyon Ave. as shown on the Right of Way Plans for the project Maple Canyon Sidewalks (PID 590955) on file with the City of Columbus.

The bearings shown on this plan are based on Ohio State Plan Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observation and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network (VRS). The portion of the centerline of Maple Canyon Avenue, having a bearing of North 03 degrees 41 minutes 17 seconds East, is designated the “basis of Bearings for this description.

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

Date