

**EXHIBIT A**

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LPA RX 887 T

Rev. 01/21

Ver. Date 04/05/2021

PID 110376

**PARCEL 11-T1  
FRA-161-12.83  
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]**

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Situated in the State of Ohio, County of Franklin, City of Columbus, lying in southeast Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, part of Lot 2 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, and being part of a 8.805 acre tract conveyed to Granville Manor Properties Company, an Ohio limited partnership (hereinafter referred to as "Grantor") by deed of record in Deed Book 3280, Page 162 (Franklin County Parcel Number 010-143761-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

**BEGIN FOR REFERENCE** at the centerline right-of-way intersection of East Dublin Granville Road (SR 161), (Station 679+77.56) and Maple Canyon Avenue (Station 50+00.00), being referenced by a found iron pin in concrete at centerline Station 685+80.83, (East Dublin Granville Road (SR 161)), 8.31 feet left, which bears South 85° 26' 09" East a distance of 603.59 feet:

Thence South 03° 38' 29" West a distance of 514.08 feet along centerline of Maple Canyon Avenue (60 feet in width) to a point at centerline Station 44+85.92;

Thence North 86° 21' 31" West a distance of 30.00 feet leaving the centerline across Maple Canyon Avenue to a point at the southeast corner of a 0.781 acre tract conveyed to Olympic Properties, LLC, an Ohio limited liability company by deed of record in Instrument Number 200905110067038 and Instrument Number 200905110067031, on the Grantor's northerly line and on the westerly right-of-way line of Maple Canyon Avenue, 30.00 feet left of centerline station 44+85.92;

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Thence North  $86^{\circ} 40' 18''$  West a distance of 24.00 feet leaving the westerly right-of-way line of Maple Canyon Avenue along a line common to the Grantor's 8.805 acre tract and the said 0.781 acre tract to an iron pin set 54.00 feet left of centerline station 44+85.79 and being the **TRUE POINT OF BEGINNING** for the Temporary Easement herein described;

Thence leaving the line common to the Grantor and the said 0.781 acre tract on the following two (2) courses across the Grantor's 8.805 acre tract;

1. South  $18^{\circ} 42' 32''$  East a distance of 18.41 feet to a point 47.00 feet left of centerline station 44+68.76;
2. South  $13^{\circ} 36' 20''$  East a distance of 57.34 feet to a point on the westerly right-of-way line of Maple Canyon Avenue 30.00 feet left of centerline station 44+14.00;

Thence along the westerly right-of-way line of Maple Canyon Avenue South  $03^{\circ} 38' 29''$  West a distance of 99.00 feet to a point 30.00 feet left of centerline station 43+15.00;

Thence leaving the westerly right-of-way line of Maple Canyon Avenue on the following five (5) courses across the Grantor's 8.805 acre tract;

1. North  $86^{\circ} 21' 31''$  West a distance of 6.03 feet to a point 36.03 feet left of centerline station 43+15.00;
2. North  $03^{\circ} 20' 32''$  East a distance of 102.81 feet to a point 36.57 feet left of centerline station 44+17.81;
3. North  $19^{\circ} 16' 40''$  West a distance of 13.00 feet to a point 41.63 feet left of centerline station 44+29.78;
4. North  $86^{\circ} 39' 28''$  West a distance of 27.00 feet to a point 68.63 feet left of centerline station 44+29.64;
5. North  $03^{\circ} 21' 32''$  East a distance of 56.06 feet to a point on the line common to the Grantor and the said 0.781 acre tract 68.91 feet left of centerline station 44+85.70;

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Thence South 86° 40' 17" East a distance of 14.91 feet to the **TRUE POINT OF BEGINNING**, containing 0.049 acres, more or less, being subject to all easements, restrictions, and right-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 2020 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 Maple Canyon Avenue being North 3° 38' 29" 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 Maple Canyon Avenue as described in the plan known as "IMPROVEMENTS OF SR 161/I71" on file with the Ohio Department of Transportation and the City of Columbus.

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Robert J. Sands  
Professional Surveyor No. 8053

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Date