

EXHIBIT A

Page 1 of 4

LPA RX 887 T

Rev. 07/09

Ver. Date 09/12/2016

PID 95549

**PARCEL 16-T1
ARTERIAL STREET REHABILITATION - POLARIS PARKWAY
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING AND 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 Lot 19, Quarter Township 4, Township 3 North, Range 18 West of the United States Military District, and being a part of that 1.709 acre tract conveyed to Polaris BFS, LLC, a Limited Liability Company, by Official Record 819, Page 2732, 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 east side of the centerline of existing right-of-way of Orion Place, 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 the centerline of Polaris Parkway, 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 18° 03' 40", an arc length of 555.73 feet, a chord bearing South 55° 12' 27" West, and a chord distance of 553.43 feet to the existing intersection of said line with the existing centerline of Orion Place, said point being Station 164+00.00 in said centerline of Polaris Parkway;

EXHIBIT A

LPA RX 887 T

Page 2 of 4

Rev. 07/09

Thence along the centerline of said Orion Place the following three courses:

- 1) South 25° 45' 43" East a distance of 212.81 feet to a point of curvature, said point being Station 2+12.81 in said centerline;
- 2) With a curve to the right having a radius of 900.00 feet, a central angle of 18° 09' 53", an arc length of 285.33 feet, a chord bearing South 16° 40' 47" East, and a chord distance of 284.14 feet to a point of tangency, said point being Station 4+98.14 in said centerline;
- 3) South 7° 35' 35" East a distance of 455.48 feet to the intersection of said centerline with the existing centerline of Olde Worthington Road, said point being Station 9+53.62 in the centerline of said Orion Place;

Thence along the centerline of said Olde Worthington Road North 82° 24' 25" East a distance of 102.00 feet to Station 1+02.00 in said centerline

Thence North 7° 35' 35" West a distance of 40.00 feet to an iron pin set in the existing northerly right-of-way line of said Olde Worthington Road, said pin being 40.00 feet left of Station 1+02.00 in said centerline, said pin also being the TRUE POINT OF BEGINNING of the parcel herein conveyed;

Thence across said 1.709 acre tract along the proposed easterly right-of-way line of said Orion Place the following four courses:

- 1) North 25° 44' 31" West a distance of 107.86 feet to an iron pin set 68.40 feet left of Station 8+11.13 in said centerline;
- 2) With a curve to the right having a radius of 269.40 feet, a central angle of 18° 09' 00", an arc length of 85.34 feet, a chord bearing North 16° 40' 03" West, and a chord distance of 84.98 feet to a magnetic nail set 55.00 feet left of Station 7+27.21 in said centerline;

EXHIBIT A

LPA RX 887 T

- 3) North $7^{\circ} 35' 35''$ West a distance of 127.21 feet to an iron pin set 55.00 feet left of Station 6+00.00 in said centerline;
- 4) North $3^{\circ} 33' 44''$ East a distance of 51.69 feet to an iron pin set in the Grantor's northerly line, said pin being 65.00 feet left of Station 5+49.29 in said centerline;

Thence along said northerly line North $84^{\circ} 40' 29''$ East a distance of 35.03 feet to a point 100.00 feet left of Station 5+50.67 in said centerline;

Thence across said 1.709 acre tract along the proposed temporary easterly right-of-way line the following seven courses:

- 1) South $31^{\circ} 26' 48''$ West a distance of 63.51 feet to a point 60.00 feet left of Station 6+00.00 in said centerline;
- 2) South $7^{\circ} 35' 35''$ East a distance of 50.00 feet to a point 60.00 feet left of Station 6+50.00 in said centerline;
- 3) South $26^{\circ} 01' 41''$ East a distance of 79.06 feet to a point 85.00 feet left of Station 7+25.00 in said centerline;
- 4) South $7^{\circ} 35' 35''$ East a distance of 50.00 feet to a point 85.00 feet left of Station 7+75.00 in said centerline;
- 5) South $4^{\circ} 13' 42''$ West a distance of 43.93 feet to a point 76.00 feet left of Station 8+18.00 in said centerline;
- 6) South $25^{\circ} 41' 20''$ East a distance of 70.83 feet to a point 98.00 feet left of Station 8+85.33 in said centerline;

EXHIBIT A

Page 4 of 4

LPA RX 887 T

Rev. 07/09

- 7) South 44° 10' 28" East a distance of 35.24 feet to the Grantor's southerly line, said point being 118.97 feet left of Station 9+13.62 in said centerline;

Thence along said southerly line, also being the existing northerly right-of-way line of Olde Worthington Road, South 82° 24' 25" West a distance of 17.00 feet to the TRUE POINT OF BEGINNING, containing 0.123 acres, of which the present road occupies 0.000 acres.

The above described tract is located in Auditor's Parcel Number 318-443-02-024-000.

Grantor claims title by Official Record 819, Page 2732, 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 hereon 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.

Monuments referred to as iron pins set are ¾" 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.