

EXHIBIT A

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Rev. 07/09

Ver. Date 8-24-2021

PID 110388

**PARCEL 34-T
JAMES ROAD AT EAST BROAD STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVEWAY AND COMPLETE GRADING AND SEEDING
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, Half Section 7, Section 7, Township 12 N, Range 21 W, Refugee Lands and being part of Eastmoor Addition as recorded in Plat Book 16, Page 21 and conveyed to Four Winners, Inc, an Ohio corporation in Instrument 201105170063011, 200011080227057, in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline of existing right of way for James Road in project James Road at East Broad Street as platted by 2LMN, Inc. as recorded in Instrument 202108240151066, and being more particularly described as follows:

COMMENCING at a 1inch iron pin found on the grantor's southwest corner of lot 420 being on the easterly existing right of way for James Road, said iron pin found being 40.00 feet left of centerline of existing right of way for James Road at station 56+12.37 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's south line, **North 85 degrees 55 minutes 59 seconds West, 5.00** feet to a point, said point being 45.00 feet left of the centerline of existing right of way for James Road at station 56+12.37;
- 2) **Thence**, across the grantor's tract and lot 420, **North 03 degrees 03 minutes 56 seconds East, 62.45** feet to a point, said point being 46.09 feet left of the centerline of existing right of way for James Road at station 56+74.81;
- 3) **Thence**, across lots 419 and 418, **North 01 degrees 59 minutes 04 seconds East, 70.24** feet to a point on the southerly existing right of way for East Broad Street, said point being 48.65 feet left of the centerline of existing right of way for James Road at station 57+45.00;
- 4) **Thence**, across the grantor's tract, **North 43 degrees 06 minutes 35 seconds West, 63.20** feet to an iron pin set, said pin being 95.00 feet left of centerline of existing right of way for James Road at station 57+87.96;

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- 5) **Thence**, across the grantor's tract, **South 75 degrees 26 minutes 58 seconds East, 41.28 feet** to an iron pin set, said pin being 54.40 feet left of centerline of existing right of way for James Road at station 57+80.45;
- 6) **Thence**, across the grantor's tract, **South 29 degrees 46 minutes 37 seconds East, 17.98 feet** to an iron pin set, said pin being 44.39 feet left of centerline of existing right of way for James Road at station 57+65.51;
- 7) **Thence**, across the grantor's tract, **South 02 degrees 25 minutes 34 seconds West, 153.20 feet** to the **TRUE POINT OF BEGINNING**, containing 0.034 acres.

The parcel of land described contains, 0.034 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 010-091002-00.

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, December, 2020.

Grantor claim title by Instrument 201105170063011, and 200011080227057, as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only. The bearings shown hereon are based on the centerline of James Road as being North 04 degrees 04 minutes 04 seconds East, from an adjusted field survey using G.P.S. methods from monument CP1 and monument CP2, based on the Ohio State Plane Coordinate system, South Zone and NAD 83 (2011) Datum.

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

Date