

EXHIBIT A

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Ver. Date 03/06/2025

PID 115797

**PARCEL 61-T
FRA-161-11.73
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING AND DRIVEWAY IMPROVEMENTS
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands, lying within a 1.725-acre parcel conveyed to ACR-Village Centre LLC of record in Instrument Number 202503310031488 and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and being located within the following described points in the boundary thereof:

Beginning at a pin set at the intersection of the easterly right of way of Beechcroft Road, of record in Plat Book 41, Page 41, and the southerly property line of the said 1.725-acre tract, being 30.00' right of centerline station 96+80.23;

Thence leaving the said southerly property line, N 03°35'19" E, along the said easterly right of way of Beechcroft Road, a distance of 79.54' to a pin set, being 30.00' right of centerline station 97+59.78;

Thence leaving the said easterly right of way line and passing through the said 1.725-acre tract the following three (3) courses and distances:

1. N 21°35'53" E, a distance of 59.84' to a pin set, being 48.50' right of centerline station 98+16.68;
2. N 03°35'19" E, a distance of 21.78' to a pin set, being 48.50' right of centerline station 98+38.46;
3. N 37°18'00" E, a distance of 20.16' to a pin set on the southerly right of way of State Route 161, being 59.69' right of centerline station 98+55.23;

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Thence S 86°24'41" E, continuing along the said southerly right of way, a distance of 16.80' to a point, being 76.49' right of centerline station 98+55.23;

Thence leaving the said southerly right of way and passing through the said 1.725-acre tract the following nine (9) courses and distances:

1. S 04°26'25" W, a distance of 10.86' to a point, being 76.32' right of centerline station 98+44.37;
2. S 82°05'14" W, a distance of 18.48' to a point, being 58.21' right of centerline station 98+40.69;
3. S 03°35'19" W, a distance of 24.67' to a point, being 58.21' right of centerline station 98+16.02;
4. S 17°40'49" W, a distance of 42.19' to a point, being 47.94' right of centerline station 97+75.10;
5. S 60°32'15" W, a distance of 16.79' to a point, being 33.86' right of centerline station 97+65.94;
6. S 03°36'20" W, a distance of 54.73' to a point, being 33.85' right of centerline station 97+11.20;
7. S 71°56'38" E, a distance of 12.72' to a point, being 46.16' right of centerline station 97+08.03;
8. S 08°44'34" W, a distance of 27.91' to a point, on the said southerly property line and the North line of lot 1 as numbered and delineated on the plat of Beechcroft Square, record in Plat Book 41, Page 41, being 43.66' right of centerline station 96+80.23;

Thence N 86°24'41" W, along the said southerly property line, a distance of 13.66' to the **Point of Beginning**, containing 0.039 acres, more or less.

The above-described area is within Auditors Parcel No. 010-117399.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

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Bearings are based on the centerline of State Route 161 (Dublin-Granville Road) as having a bearing of S 87°00'00" E, established from GPS observations, referencing the State Plane Coordinate System, Ohio South Zone, NAD 83 (2011).

All pin set are 5/8-inch diameter steel rebar, 30-inches in length, with a yellow plastic cap inscribed with "Dynotec, Inc.".

This description is based upon a field survey performed by Dynotec, Inc. in July of 2022.

This description was prepared on March 6, 2025 by Christopher M. Cook, P.S. 8424.

Christopher M. Cook, P.S.
Ohio Professional Surveyor No. 8424

Date