

**EXHIBIT A**

Page 1 of 3

LPA RX 887 T

Rev. 01/21

Ver. Date 01/29/2021

PID 110376

**PARCEL 15-T  
FRA-161-12.83  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION**

**[Surveyor's description of the premises follows]**

---

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 0.684 acre tract conveyed to Speedway SuperAmerica LLC, a Delaware limited liability company (hereinafter referred to as "Grantor") by deed of record in Instrument 199802090029122 (Franklin County Parcel Number 010-105151-00) (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 344.98 feet along centerline of Maple Canyon Avenue (60 feet in width) to a point at centerline Station 46+55.02;

Thence North 86° 21' 31" West a distance of 30.00 feet, leaving the centerline across Maple Canyon Avenue to a point at the Grantor's southeasterly corner, the northeasterly 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 on the westerly right-of-way line of Maple Canyon Avenue, 30.00 feet left of centerline station 46+55.02 and being the **TRUE POINT OF BEGINNING** for the Temporary Easement herein described;

## EXHIBIT A

Page 2 of 3

LPA RX 887 T

Rev. 01/21

Thence North  $86^{\circ} 23' 14''$  West a distance of 13.00 feet along the line common to the Grantor and said 0.781 acre tract to a point 43.00 feet left of centerline station 46+55.01;

Thence leaving the line common to the Grantor and the said 0.781 tract on the following four (4) courses across the Grantor's 0.684 acre tract;

1. North  $03^{\circ} 38' 29''$  East a distance of 2.99 feet to a point 43.00 feet left of centerline station 46+58.00;
2. North  $75^{\circ} 12' 23''$  East a distance of 6.32 feet to a point 37.00 feet left of centerline station 46+60.00;
3. North  $03^{\circ} 38' 29''$  East a distance of 170.00 feet to a point 37.00 feet left of centerline station 48+30.00;
4. North  $35^{\circ} 39' 28''$  West a distance of 32.23 feet to a point on the southerly right-of-way line of East Dublin Granville Road (SR 161) (width varies) and the Grantor's northerly line 57.41 feet left of centerline station 48+54.94;

Thence South  $86^{\circ} 25' 02''$  East a distance of 5.00 feet along the southerly right-of-way line of East Dublin Granville Road and the Grantor's northerly line to a point 52.41 feet left of centerline station 48+54.94;

Thence South  $44^{\circ} 38' 39''$  East a distance of 30.02 feet along the southerly right-of-way line of East Dublin Granville Road to a point 30.00 feet left of centerline station 48+34.97;

Thence South  $03^{\circ} 38' 29''$  West a distance of 179.95 feet along the westerly right-of-way line of Maple Canyon Avenue and the Grantor's easterly line to the **TRUE POINT OF BEGINNING**, containing 0.033 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  $3^{\circ} 38' 29''$  East.

**EXHIBIT A**

LPA RX 887 T

Rev. 01/21

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.

---

Robert J. Sands  
Professional Surveyor No. 8053

---

Date