

EXHIBIT A

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Ver. Date 4-4-2025

PID 116785

**PARCEL 1-T
IMPROVEMENTS TO BIG WALNUT TRAIL
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING AND SEEDING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS OHIO, A MUNICIPAL CORPORATION, FRANKLIN
COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 3, Township 2 N, Range 17 W, U.S. Military District and being part of a 2.097 acre tract conveyed to Cedar Ridge Homeowners Association in Official Record 07112E15 and shown as Open Space on the subdivision plat The Village of Tanager Woods Section 1 in Plat Book 58, Page 74 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline right of way for Sugarbush Boulevard (60.00 feet wide) and recorded in Plat Book 46, Page 77 and Plat Book 58, Page 74, and being more particularly described as follows:

COMMENCING at an iron pin set on the 20.00 foot radius return of the southerly proposed right of way for Sugarbush Boulevard and on the westerly existing right of way for Christina Lane, said pin being 42.00 feet right of the centerline of said Sugarbush Boulevard at station 2+31.71 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the 20.00 foot radius return of the southerly existing right of way for said Sugarbush Boulevard and on the westerly existing right of way for Christina Lane (29.00 feet wide) and recorded in Plat Book 58, Page 74 with a curve to the right having a radius of 20.00 feet, a central angle of 20 degrees 16 minutes 58 seconds, an arc length of 7.08 feet, and a chord that bears, **South 04 degrees 50 minutes 53 seconds West, 7.04 feet** to a point, said point being 48.89 feet right of the centerline of said Sugarbush Boulevard at station 2+33.04;
- 2) **Thence**, the westerly existing right of way for said Christina Lane, **South 14 degrees 59 minutes 22 seconds West, 6.12 feet** to a point on the westerly existing right of way for said Christina Lane, said point being 55.00 feet right of the centerline of said Sugarbush Boulevard at station 2+33.22;

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- 3) **Thence**, across the said 2.097 acre tract, **North 66 degrees 39 minutes 22 seconds West, 102.36 feet** to a point on the easterly existing right of way for Teton Road (50.00 feet wide) and recorded in Plat Book 58, Page 74, said point being 55.00 feet right of the centerline of said Sugarbush Boulevard at station 1+43.04;
- 4) **Thence**, along the easterly existing right of way for said Teton Road, **North 32 degrees 53 minutes 40 seconds East, 6.55 feet** to a point of curvature of a 20.00 foot radius return of the easterly existing right of way for said Teton Road and the Southerly existing right of way for said Sugarbush Boulevard, said point being 48.46 feet right of the centerline of said Sugarbush Boulevard at station 1+43.36;
- 5) **Thence**, along the 20.00 foot radius return of the southerly existing right of way for said Sugarbush Boulevard and on the easterly existing right of way for said Teton Road with a curve to the right having a radius of 20.00 feet, a central angle of 19 degrees 04 minutes 10 seconds, an arc length of 6.66 feet, and a chord that bears, **North 42 degrees 25 minutes 45 seconds East, 6.63 feet** to an iron pin set, said pin being 42.00 feet right of the centerline of said Sugarbush Boulevard at station 1+44.67;
- 6) **Thence**, across the said 2.097 acre tract with a curve to the left having a radius of 442.00 feet, a central angle of 12 degrees 27 minutes 59 seconds, an arc length of 96.17 feet, and a chord that bears, **South 66 degrees 39 minutes 53 seconds East, 95.98 feet** to the **TRUE POINT OF BEGINNING**, containing 0.025 acres.

The parcel of land described contains, 0.025 acres, more or less in Franklin County Auditor's Parcel Number 600-189892-00 including the present road occupies 0.000 acres, more or less.

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, May, 2024.

Bearings based on a GPS survey performed by the Franklin County Engineer's Office on monuments FCGS 4420 and FCGS 9959 being South 86 degrees 01 minutes 16 seconds East, and based on the NAD83 State Plane Coordinate System, Ohio south zone.

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

Date