

## **EXHIBIT A**

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Ver. Date 03/06/2025

PID 115797

### **PARCEL 44-SH FRA-161-11.73 PERPETUAL EASEMENT FOR HIGHWAY PURPOSES WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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

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Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands, part of Lot 2 as numbered and delineated on the plat of Tamarack Square, recorded in Plat Book 41, Page 42, being part of the Common Area of Tamarack Condominium as shown in Condo Plat Book 11, Page 91 and as declared in Official Record 399 D11, being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and being described hereon.

**Commencing** at a mag spike set at the intersection of Tamarack Boulevard, of record in Plat Book 41, Page 42, and State Route 161 (Dublin-Granville Rd.), being centerline station 60+00.00;

Thence, leaving said intersection, S 03°15'19" W, along the centerline of Tamarack Boulevard, a distance of 446.86' to a point being centerline station 55+53.14;

Thence leaving said centerline, N 86°44'41" W, a distance of 30.00' to a pin set at the intersection of the existing westerly right of way of Tamarack Boulevard with the southerly property line of a 1.592-acre tract described to Adams Real Estate Investments, an Ohio Corporation in Instrument Number 201404280051623, being the northeasterly property corner of

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the said Common Area, also being 30.00 left of centerline Station 55+53.14 and the **Point of Beginning** of the tract herein described;

Thence leaving the said southerly property line, S 03°15'19" W, along the said existing westerly right-of-way of Tamarack Boulevard, a distance of 107.20' to a pin set, being 30.00' left of centerline Station 54+45.44;

Thence leaving the said existing westerly right-of-way and passing through the said Common Area, the following two (2) courses and distances:

1. With a curve to the left having a radius of 537.50', a delta angle of 08°31'33", an arc length 79.98', and subtended by a chord bearing N 12°21'04" W, a distance of 79.91' to a pin set, being 51.50' left of centerline Station 55+22.90;
2. With a curve to the right having a radius of 57.50', a delta angle of 30°35'19", an arc length of 30.70', and subtended by a chord bearing N 01°19'11" W, a distance of 30.33' to a pin set on the said southerly property line, being 53.92' left of centerline Station 55+53.14;

Thence S 86°44'41" E, along the said southerly property line, a distance of 23.92' to the **Point of Beginning**, containing 0.034 acres in Auditors Parcel No. 010-187378 through 010-187543 of which 0.000 acres is in the present road occupied.

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

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 reviewed on November 21, 2024 by Christopher M. Cook, P.S. 8424.

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

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Date