

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 8/8/2018

PID 98557

**PARCEL 3-T
FRA-CR03-12.96
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADING
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, County of Franklin, City of Columbus, located in Virginia Military Survey No. 7326, and being part of the 6.510 acre tract conveyed to **Menard, Inc.** (Grantor) in Instrument Number 201712130175358, the below described parcel laying on the left side of Hilliard & Rome Road as shown in the centerline of FRA-CR03-12.96, as recorded in Plat Book _____, Page _____, and being described as follows:

Being a parcel of land lying west of and adjacent to the west existing right-of-way line of Hilliard & Rome Road, as described in the Ohio Department of Transportation Right-of-Way plan FRA-70-03.41 (Dated 8/15/1967) and more particularly described as follows:

Commencing at the intersection of the centerline of existing right-of-way of Hilliard & Rome Road station 84+89.70 and the centerline of existing right-of-way of Fisher Road station 25+00.00, also being the centerline of existing right-of-way of Feder Road station 178+38.90, also being the north line of V.M.S #7326, said point being North 86 degrees 14 minutes 38 seconds West, a distance of 700.00 feet from centerline station 32+00.00 of Fisher Road, also being the north line of V.M.S #7326, as designated by a monument at station 31+99.98, 0.05 left;

Thence South 03 degrees 45 minutes 04 seconds East, along the centerline of existing right-of-way of Hilliard & Rome Road, a distance of 195.08 feet to a point on the tangent of a spiral curve, being centerline station 82+94.62;

Thence along a spiral curve (in) to the left having an adjoining circular curve radius of 1432.39 feet, a central angle of the spiral length of 04 degrees 00 minutes 00 seconds, central angle of 35 degrees 47 minutes 22 seconds, tangent length of spiral of 562.86 feet, and a spiral length of 200.00 feet, being designated by a 1 inch reinforcing bar in monument box at the point of change from a spiral to a circular curve, also being centerline station 80+94.62;

Thence along a circular curve to the left with a radius of 1432.39 feet, central angle of 4 degrees 22 minutes 25 seconds, a curve distance of 109.34 feet, with a chord bearing South 09 degrees 56

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minutes 15 seconds East, and a chord distance of 109.31 feet to a point on the crossing City of Columbus and Prairie Township line, centerline station 79+85.28;

Thence North 83 degrees 37 minutes 07 seconds West leaving said centerline along the City of Columbus and Prairie Township line a distance of 75.83 feet to a point on the west right-of-way line of Hilliard & Rome Road, being the southeast corner of a parcel of land conveyed to Dean E. Salts, Trustee of the Dean E. Salts Revocable Living Trust Dated October 10, 2014 in Instrument number 201411030145462, also being 72.10 feet left of centerline station 80+08.20, and being the **Point of Beginning** for the herein described temporary parcel;

Thence South 14 degrees 25 minutes 58 seconds East, a distance of 113.56 feet along said west right-of-way line to a point being 70.00 feet left of centerline station 79+00.00;

Thence South 75 degrees 34 minutes 02 seconds West, a distance of 5.00 feet leaving said right-of-way line to a point being 75.00 feet left of centerline station 79+00.09;

Thence North 14 degrees 25 minutes 58 seconds West, a distance of 115.20 feet to a point on the south property line of said Dean E. Salts, Trustee of the Dean E. Salts Revocable Living Trust Dated October 10, 2014, being 77.19 feet left of centerline station 80+09.49;

Thence South 86 degrees 14 minutes 38 seconds East, a distance of 5.26 feet along said property line to the **Point of Beginning**.

Containing 0.013 acre, more or less, within Franklin County Auditor's Parcel Number 470-296199. Consisting of 0.000 acres of Present Roadway Occupied.

All references herein are to records in the Recorder's Office, Franklin County, Ohio.

The basis of bearings for this description are based on the Ohio State Plane Coordinate System, South Zone and the North American Datum of 1983(NSRS 2011), as established using GPS observations processed against the Ohio CORS network, with the centerline of right of way for Feder Road at Hilliard & Rome Road being South 86 degrees 14 minutes 38 seconds East, and are used to denote angles only.

All stations and offsets referred to herein are measured from the centerline of existing right-of-way of Hilliard & Rome Road as shown upon the right of way plan FRA-CR03-12.96 IMPROVEMENTS OF HILLIARD & ROME ROAD on file with the City of Columbus, Ohio.

