

**EXHIBIT A**

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Ver. Date 8-23-2021

PID 590955

**PARCEL 40-T  
MAPLE CANYON AVENUE  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
COMPLETE SIDEWALK GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township 4, Township 2, Range 18, U.S. Military Lands and being part of Lot 76 of Granville Manor North as recorded in Plat Book 42, page 13 in the Franklin County Recorder's office and conveyed to Hepta Rose, LLC. in Instrument 200905260074043 in the Franklin County Recorder's Office. The below described parcel laying on the right side of Maple Canyon Avenue and being more particularly described as follows:

COMMENCING at a point at the grantor's southwest corner on the east existing right of way for said Maple Canyon Ave., Thence, along the grantor's west line and the east line of said Maple Canyon Avenue, North 03 degrees 41 minutes 17 seconds East 98.70 feet to a point of curvature for Hanby Square South; Thence, along the grantor's west line and the east existing right of way for Maple Canyon Avenue with a curve to the right have an radius of 19.34 feet, a central angle of 17 degree 39 minutes 37 seconds, an arc length of 5.96 feet, and a chord that bears North 12 degrees 31 minutes 06 seconds East 5.94 feet to a point, said point being 30.90 feet right of centerline of Maple Canyon Ave. at station 28+15.44 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's north line along the east existing right of way of said Maple Canyon Avenue and the south existing right of way of said Hanby Square South with a curve to the right have an radius of 19.34 feet, a central angle of 37 degree 55 minutes 29 seconds, an arc length of 12.80 feet, and a chord that bears **North 40 degrees 18 minutes 39 seconds East 12.57 feet** to a point, said point being 38.29 feet right of the centerline of right of way of Maple Canyon Avenue at station 28+25.94;
- 2) **Thence**, across the grantor's tract, **South 30 degrees 43 minutes 36 seconds East, 5.00 feet** to a point, said point being 41.17 feet right of the centerline of right of way of Maple Canyon Avenue at station 28+21.70;
- 3) **Thence**, across the grantor's tract, **South 40 degrees 18 minutes 39 seconds West, 9.32 feet** to a point, said point being 35.67 feet right of the centerline of right of way of Maple Canyon Avenue at station 28+13.90;

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- 4) **Thence**, across the grantor's tract, **North 68 degrees 39 minutes 05 seconds West, 5.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.001 acres.

It is understood that the parcel of land described contains, 0.001 acres, more or less, including the present road occupies 0.000 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-153303-00.

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, April, 2020.

Grantor claim title by Instrument 200905260074043, as recorded in the Franklin County Recorder's Office.

The stationing is based on the centerline of Maple Canyon Ave. as shown on the Right of Way Plans for the project Maple Canyon Sidewalks (PID 590955) on file with the City of Columbus.

The bearings shown on this plan are based on Ohio State Plan Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observation and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network (VRS). The portion of the centerline of Maple Canyon Avenue, having a bearing of North 03 degrees 41 minutes 17 seconds East, is designated the "basis of Bearings for this description.

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

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Date