

EXHIBIT A

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Ver. Date 03/18/25

PID 115646

**PARCEL 61-T1
FRA-16-9.27
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE 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, Quarter Township 4, Township 1 North, Range 16 West, United States Military District Lands, being a part of 5.156 acre tract of land in the name of The Villas at East Pointe Condominium Association as declared in Official Record 27831 Page C14 and as demonstrated in Condominium Plat Book 62 Page 19, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the left side of the centerline of Right-of-Way of State Route 16 (East Broad Street) (R/W Varies) and is more particularly described as follows:

Commencing at a 1" iron pin set in a monument box assembly at the centerline of Right-of-Way intersection of said State Route 16 (East Broad Street) and Rosehill Road (R/W Varies), said intersection being centerline Station 227+31.51 of said State Route 16 (East Broad Street) and centerline Station 410+00.00 of said Rosehill Road, referenced by a 1" iron pin found in a monument box bearing South 81°51'39" West a distance of 662.31 and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence North 81°51'39" East, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 645.03 feet to a point in the Quarter Township line between Quarter Township 3 and Quarter Township 4, being centerline station 233+76.54;

Thence North 04°18'13" East, with said Quarter Township line, a distance of 88.07 feet to a point in the northerly Right-of-Way line of said State Route 16 (East Broad Street), being the northwesterly corner of a 4.533 acre tract of land in the name of the State of Ohio as described in Instrument Number 199802130033174, also being the southwesterly corner of said 5.156 acre tract, being 86.00 feet left of centerline Station 233+95.51;

Thence North 04°18'13" East, with the easterly line of a 0.398 acre tract, known as Lot 1-C, in the name of the City of Columbus, Ohio as described in Instrument Number 201102100021231, a distance of 24.58 feet to a point in the easterly line of a 20.231 acre tract of land in the name of MENARD, INC., a Wisconsin Corporation as described in Instrument Number

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201102100021230, also being in the westerly line of said 5.156 acre tract, said point being said point being 110.00 feet left of centerline Station 234+00.81 and the **True Place of Beginning** for the tract of land herein being described;

- 1) Thence **North 04°18'13" East** with said easterly line of said 20.231 acre tract, also being the westerly line of said 5.156 acre tract, a distance of **9.22 feet** to a point being 119.00 feet left of Station 234+02.79;

Thence through said 5.156 acre tract of land, the following three (3) courses:

- 2) **North 81°51'39" East**, a distance of **178.21 feet** to a point being 119.00 feet left of centerline Station 235+81.00;
- 3) **South 82°25'50" East**, a distance of **33.24 feet** to a point being 110.00 feet left of centerline Station 236+13.00;
- 4) **South 81°51'39" West**, a distance of **212.19 feet** to the **True Place of Beginning**.

The above described area contains 0.040 acres more or less, which is part of the Common Area of THE VILLAS AT EAST POINTE CONDOMINIUM as declared in Official Record 27831, Page C14 and demonstrated in the Condominium Plat Book 62 Page 19.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established utilizing a GPS survey performed in October 2020, holding North 81°51'39" East for the centerline of State Route 16 (East Broad Street).

The stations referred to herein are from the existing centerline of Right-of-Way of State Route 16, as recorded on the FRA-16-7.79 centerline plat in Plat Book 29 Page 4.

This description is based on an actual field survey performed from October 2020 to October 2024 by OHM Advisors and was created under the direction and supervision of Branden V. Battig, Registered Surveyor No. S-8708.

Branden V. Battig
Registered Surveyor No. S-8708

Date