

EXHIBIT A

LPA RX 887 T

Page 1 of 4

Rev. 07/09

Ver. Date 7-21-2022

PID 105732

**PARCEL 4-T
FRA-C.R. 96-1.71 (CASSADY AVE.)
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT 4 DRIVES, CURB, TIE IN PARKING LOT, GRADE AND SEED
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, City of Columbus, Franklin County, Section 1, Township 5, Range 22, Refugee Lands and Quarter Township 3, Township 1, Range 17, U.S. Military Lands and being part of a 5.00 acre and 29.32 acre tract conveyed to Columbus Cassady, LLC, A Delaware Limited Liability Company, in Instrument 201902060014595 and 202111300216612 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline of proposed right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at an iron pin set at the southeast corner of Lot 111 of Amended Plat of Bexley Heights as recorded in Plat Book 18, page 31; Thence, along the easterly existing right of way for Cassady Avenue South 04 degrees 47 minutes 52 seconds West 26.36 feet to a point on the northerly line of the property conveyed by ½ interest The Columbus & Ohio River Company Railroad, an Ohio Corporation in Instrument 200601090004340, ½ interest Ohio Rail Development Commission, an Independent Agency of the State of Ohio in Instrument 201204190054429; Thence along the north line of said Railroad property, North 85 degrees 16 minutes 22 seconds East 76.05 feet to an iron pin set on the grantor's south line and the east proposed right of way for Cassady Avenue, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 11+33.28 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract and along the east proposed right of way for Cassady Avenue, **North 04 degrees 47 minutes 52 seconds East, 466.22 feet** to an iron pin set, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 15+99.50;

EXHIBIT A

Page 2 of 4

Rev. 07/09

LPA RX 887 T

- 2) **Thence**, across the grantor's tract and the east proposed right of way for Cassady Avenue with a curve to the right having a radius of 1165.00 feet, a central angle of 04 degrees 46 minutes 06 seconds, an arc length of 96.95 feet and a chord that bears **North 07 degrees 10 minutes 54 seconds East, 96.93 feet** to an iron pin set, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 16+99.36;
- 3) **Thence**, across the grantor's tract and the east proposed right of way for Cassady Avenue, **North 80 degrees 26 minutes 02 seconds West, 3.00 feet** to an iron pin set, said pin being 32.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 16+99.36;
- 4) **Thence**, across the grantor's tract and the east proposed right of way for Cassady Avenue, **North 09 degrees 54 minutes 33 seconds East, 14.00 feet** to an iron pin set, said pin being 32.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 17+13.75;
- 5) **Thence**, across the grantor's tract and the east proposed right of way for Cassady Avenue, **South 79 degrees 44 minutes 51 seconds East, 3.00 feet** to an iron pin set, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 17+13.75;
- 6) **Thence**, across the grantor's tract and the east proposed right of way for Cassady Avenue, **North 10 degrees 15 minutes 09 seconds East, 321.80 feet** to a point on the grantor's north line and the south line of Blaw-Knox Alley a 15.00 feet alley dedicated to the city of Columbus in deed volume 1287, page 281, said point being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 20+35.55;
- 7) **Thence**, along the grantor's north line and the south line of said 15.00 alley, **South 87 degrees 19 minutes 52 seconds East, 64.11 feet** to a point, said point being 98.55 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 20+44.01;
- 8) **Thence**, across the grantor's tract, **South 02 degrees 40 minutes 08 seconds West, 6.50 feet** to a point, said point being 99.40 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 20+37.56;
- 9) **Thence**, across the grantor's tract, **North 87 degrees 19 minutes 52 seconds West, 57.14 feet** to a point, said point being 42.76 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 20+30.02;

EXHIBIT A

Page 3 of 4

Rev. 07/09

LPA RX 887 T

- 10) **Thence**, across the grantor's tract, **South 09 degrees 03 minutes 31 seconds West, 275.43 feet** to a point, said point being 48.50 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 17+54.65;
- 11) **Thence**, across the grantor's tract, **South 07 degrees 02 minutes 56 seconds West, 66.27 feet** to a point, said point being 51.93 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 16+87.34;
- 12) **Thence**, across the grantor's tract, **South 04 degrees 47 minutes 52 seconds West, 278.82 feet** to a point, said point being 55.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 14+04.64;
- 13) **Thence**, across the grantor's tract, **South 85 degrees 16 minutes 12 seconds West, 10.14 feet** to a point, said point being 45.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 14+02.96;
- 14) **Thence**, across the grantor's tract, **South 04 degrees 47 minutes 52 seconds West, 268.01 feet** to a point on the grantor's south line, said point being 45.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 11+34.95;
- 15) **Thence**, along the grantor's south line, **South 85 degrees 16 minutes 22 seconds West, 10.14 feet** to the **TRUE POINT OF BEGINNING**, containing 0.290 acres.

The parcel of land described contains, 0.290 acres, more or less of which 0.062 acres is located in Franklin County Auditor's Parcel Number 010-040613-00, and 0.228 acres is located in Franklin County Auditor's Parcel Number 010-002845-00 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, September, 2020.

Grantor claim title by Instrument 201902060014595 and 202111300216612, as recorded in the Franklin County Recorder's Office.

EXHIBIT A

Page 4 of 4

Rev. 07/09

LPA RX 887 T

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

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

Date