

EXHIBIT A

Ver. Date 05/13/2022

3776-E

**PARCEL 19-S
AMERICAN ADDITION PHASE 4
PERMANENT STORM SEWER EASEMENT**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 1, Range 18, United States Military District, being on, over and across Lot 57 of that subdivision titled "American Addition", of record in Plat Book 5, Page 448, conveyed to Columbus Flames Motorcycle Club, Inc. by deed of record in Deed Book 3278, Page 341 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said Lot 57 and the northwesterly corner of Lot 56 of said "American Addition", being in the easterly right-of-way line of Sigsbee Avenue (50 feet wide);

Thence North 04° 06' 54" East, with said easterly right-of-way line, a distance of 7.70 feet to the TRUE POINT OF BEGINNING;

Thence North 04° 06' 54" East, continuing with said easterly right-of-way line, a distance of 14.33 feet to a point;

Thence crossing said Lot 57, the following courses and distances:

South 85° 53' 06" East, a distance of 11.67 feet to a point;

South 04° 06' 54" West, a distance of 14.33 feet to a point; and

North 85° 53' 06" West, a distance of 11.67 feet to the TRUE POINT OF BEGINNING, containing 0.004 acre, more or less, of which the present road occupies 0.000 acre and 0.004 acre is part of Franklin County Auditor's Parcel Number 010-126242.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by Static GPS observations of Franklin County Engineering Department monuments Frank 43 and Frank 143. The centerline of Joyce Avenue, having a bearing of North 04° 07' 58" East, is designated the "basis of bearing" for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King
Professional Surveyor No. 8772

Date