

EXHIBIT A

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Ver. Date 03/06/2025

PID 115797

**PARCEL 62-T1
FRA-161-11.73
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands, being part of Lot 1 as numbered and delineated on the plat of Beechcroft Square, recorded in Plat Book 41, Page 41, part of Reserve "A" as numbered and delineated on the plat of Granville Manor Section 2, as recorded in Plat Book 40, Page 7, and part of the Common Area of Beechcroft Condominium as declared in Deed Book 3777, Page 489 and as demonstrated in Condo Plat Book 6, Page 15, and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and being located within the following described points in the boundary thereof:

Beginning at a point at the intersection of the easterly existing right-of-way line of Beechcroft Road, of record in Plat Book 41, Page 7 and Plat Book 41, Page 41, and the southerly property line of the said Common Area, being 30.00' right of centerline Station 91+84.66;

Thence with a curve to the left, having a radius of 930.00', a delta angle of 04°39'48", an arc length of 75.69', and subtended by a chord bearing N 17°37'01" E, a distance of 75.67' to a point, being 30.00' right of Station 92+57.91;

Thence leaving the said easterly right of way and passing through the said Common Area the following seven (7) courses and distances:

1. N 17°26'24" E, a distance of 32.04' to a pin set, being 31.76' right of centerline Station 92+88.85;
2. With a curve to the left, having a radius of 56.00', a delta angle of 58°49'22", an arc length of 57.49', and subtended by a chord bearing N 13°26'38" E, a distance of 55.00' to a pin set, being 33.50' right of Station 93+41.91;

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3. With a curve to the left, having a radius of 933.50', a delta of 06°20'58", an arc length of 103.45', and subtended by a chord bearing N 06°45'48" E, a distance of 103.40' to a pin set, being 33.50' right of centerline Station 94+41.64;
4. S 86°24'41" E, a distance of 14.50' to a point, being 48.00' right of centerline Station 94+41.64;
5. With a curve to the right, having a radius of 948.00', a delta of 10°19'52", an arc length of 170.94', and subtended by a chord bearing S 08°45'15" W, a distance of 170.71' to a point, being 48.00' right of centerline station 92+79.36;
6. S 33°46'12" W, a distance of 30.75' to a point, being 38.00' right of centerline station 92+51.60;
7. With a curve to the right, having a radius of 940.90', a delta of 04°06'08", an arc length of 67.37', and subtended by a chord bearing S 17°45'10" W, a distance of 67.35' to a point on the southerly property line of said Common Area and the north line of Lot 168 of said Granville Manor Section 2, being 38.00' right of Station 91+86.96;

Thence N 86°44'41" W, along the said southerly property line, a distance of 8.35' to the **Point of Beginning**, containing 0.073 acres, more or less.

The above-described area is within Auditors Parcel No. 010-187806 to 010-187834 and 010-187806 to 010-187834.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Bearings are based on the centerline of State Route 161 (Dublin-Granville Road) as having a bearing of S 87°00'00" E, established from GPS observations, referencing the State Plane Coordinate System, Ohio South Zone, NAD 83 (2011).

All pin set are 5/8-inch diameter steel rebar, 30-inches in length, with a yellow plastic cap inscribed with "Dynotec, Inc.".

This description is based upon a field survey performed by Dynotec, Inc. in July of 2022.

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This description was prepared on March 6, 2025 by Christopher M. Cook, P.S. 8424.

Christopher M. Cook, P.S.
Ohio Professional Surveyor No. 8424

Date