

EXHIBIT A

LPA RX 887 T

Page 1 of 3

Rev. 07/09

Ver. Date 02/25/25

PID 120251

PARCEL 3-T FRA-SRTS MT VERNON

TEMPORARY EASEMENT FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO COMPLETE CONSTRUCTION AND 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, being located in Half Section 12, Township 5, Range 22, Refugee Lands and being part of Lot 1 as shown and delineated upon a plat titled Genesis Subdivision, Plat Book 71 Page 46 described in a deed to **Rosemarie B. Keidel** by deed of record in Instrument No. 200109210218066 and also and being a parcel of land on the left side of the centerline of right of way for Martin Luther King Jr. Boulevard. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing at a 1-inch iron pin set in a monument box set at the centerline intersection of Hamilton Avenue (70 foot right of way) and Martin Luther King Jr. Blvd (80 foot right of way);

Thence **North 08 degrees 03 minutes and 58 seconds West** along the centerline of said Hamilton Avenue a distance of **65.57** feet to a point in said line, said point being 65.57 feet left from Martin Luther King Jr. Blvd centerline station 100+00.10;

Thence **North 81 degrees 56 minutes 02 seconds East**, leaving the said centerline, a distance of **35.00** feet to the existing easterly right of way line for Hamilton Avenue, same being also the west line of the grantor's 0.209 acre tract (Lot 1) and at the beginning of a curve, being 65.52 feet left from Martin Luther King Jr. Blvd centerline station 100+35.10;

Thence on the arc of a curve to the left, with the existing easterly right of way line for Hamilton Avenue and the west line of said Lot 1, having as its elements a delta of 37 degrees 56 minutes 21 seconds, a radius of 25.00 feet, an arc length of 16.55 feet with a **Chord Bearing of South 27 degrees 02 minutes 08 seconds East with a Chord length of 16.25 feet** to a point in said line, said point being 50.14 feet left from Martin Luther King Jr. Blvd centerline station 100+40.36 and being the **TRUE POINT OF BEGINNING**;

EXHIBIT A

LPA RX 887 T

Page 2 of 3

Rev. 07/09

Thence **South 87 degrees 55 minutes 27 seconds East** a distance of **41.72 feet** across said Lot 1 to a point in the existing northerly right of way line for Martin Luther King Jr. Blvd, same being the southerly line of the grantor's 0.209 acres tract (Lot 1) and being a point on a curve, said point being 40.00 feet left from Martin Luther King Jr. Blvd centerline station 100+87.73;

Thence on the arc of a curve to the right and non-tangent to the previous course, with the existing northerly right of way line for Martin Luther King Jr Blvd and the south line of said Lot 1 having as its elements a delta of 04 degrees 54 minutes 59 seconds, a radius of 230.01 feet, an arc length of 19.74 feet with a **Chord Bearing of South 75 degrees 28 minutes 07 seconds West with a Chord length of 19.73 feet** to a point of compound curvature, being 40.00 feet left from Martin Luther King Jr. Blvd centerline station 100+64.56;

Thence on the arc of a curve to the right, with the existing northerly right of way line for Martin Luther King Jr Blvd and the south line of said Lot 1 having as its elements a delta of 56 degrees 04 minutes 05 seconds, a radius of 25.00 feet, an arc length of 24.46 feet with a **Chord Bearing of North 74 degrees 02 minutes 21 West with a Chord length of 23.50 feet** to the **TRUE POINT OF BEGINNING**.

The above describe area contains a total of **0.004 acres** within Franklin County Auditor's Parcel Number 010-215520-00, which includes 0.000 acres in the present road occupied.

Grantor, Rosemarie B. Keidel, claims the right to grant the easement by record Instrument No. 200109210218066, in the records of Franklin County, Ohio.

Basis of stationing:

Martin Luther King Jr. Blvd centerline stationing set = 100+00.00 at the centerline intersection of existing right of way Hamilton Avenue and Martin Luther King Jr Blvd as established for this project.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and an established bearing of N 81°50'55" E on the centerline of Martin Luther King Jr. Boulevard.

EXHIBIT A

LPA RX 887 T

Page 3 of 3

Rev. 07/09

This description was prepared from existing records and a field survey performed in November 2024 by Resource International, Inc.

02/25/25
Mark S. Ward, P.S.
Professional Surveyor No. S-7514