

EXHIBIT A

Page 1 of 3

LPA RX 887 T

Rev. 07/09

Ver. Date 06-03-22

PID 105734

**PARCEL 15-T2
FRA 16 8.24
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, being in Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 17.333 acre tract of land in the name of Columbus and Southern Ohio Electric Company, as described in Deed Book 1925, Page 423, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the right side of the centerline of Right of Way of State Route 16 (East Broad Street), hereafter referred to as S.R. 16, as shown on the FRA-16-7.79 and FRA-270-30.32 plans made by the Ohio Department of Transportation, and is more particularly described as follows:

Beginning for Reference at a concrete monument found in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 33.00 feet right of centerline Station 205+00.00 as delineated in the FRA-16-7.79 centerline plat as recorded in Plat Book 29, Page 4;

Thence North 08°08'48" West, perpendicular to and leaving said southerly Right of Way line a distance of 33.00 feet to a point in said centerline, being centerline Station 205+00.00;

Thence with said FRA-16-7.79 centerline, the following two (2) courses:

1. South 81°51'12" West, a distance of 692.00 feet to a monument box set at a point of deflection at centerline Station 198+08.00;
2. South 82°20'12" West, a distance of 1007.73 feet, passing a monument box set at the centerline of Right of Way intersection of said S.R. 16 and McNaughten Road (R/W Varies) at centerline Station 192+01.64 at 606.36 feet, to a point of deflection at centerline Station 188+00.27;

Thence South 82°20'12" West, with the Ohio Department of Highways plan "FRA-16-7.79" centerline as shown of record in Plat Book 29, Page 4, a distance of 295.49 feet to a point being 23.96 feet right of centerline Station 185+04.22 of centerline of Right of Way of FRA-270-30.32

EXHIBIT A

Page 2 of 3

LPA RX 887 T

Rev. 07/09

as shown in Plat Book 40 Page 119-A, being the northwesterly corner of a 2.044 acre tract of land in the name of Womet Broad Street, LLC, an Ohio limited liability company as described in IN 201607280098338;

Thence South $03^{\circ}49'56''$ West a distance of 38.34 feet with the westerly line of said 2.044 acre tract to a point in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 61.35 feet right of centerline Station 184+95.71;

Thence South $79^{\circ}47'31''$ West, a distance of 171.91 feet with said southerly Right-of-Way line to point being 63.93 feet right of centerline Station 183+23.00 and the **True Place of Beginning** for the tract of land herein being described;

Thence through said 17.333 acre tract, the following three (3) courses:

1. South $09^{\circ}42'44''$ East, a distance of 11.07 feet to a point 75.00 feet right of centerline Station 183+23.00;
2. South $80^{\circ}14'40''$ West, a distance of 19.89 feet to a point 75.00 feet right of centerline Station 183+03.00;
3. North $09^{\circ}47'56''$ West, a distance of 10.91 feet to a point in said Right of Way line, being 64.09 feet right of centerline Station 183+03.00;

Thence North $79^{\circ}47'31''$ East, with said Right of Way line, a distance of 19.90 feet to the **True Place of Beginning**.

The above described area contains 0.005 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-100810-00.

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 November 2017, holding North $82^{\circ}20'12''$ East for the centerline of East Broad Street (State Route 16).

The stations referred to in this description are from the centerline of Right-of-Way of State Route 16, as found on the FRA-16-7.79 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 29, Page 4, and the FRA-270-30.32 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 40 Page 119-A.

The stations are shown on the FRA 16 8.24 centerline plat, as recorded in Franklin County Recorder's Office in Plat Book 132 Page 106-109.

EXHIBIT A

LPA RX 887 T

Page 3 of 3

Rev. 07/09

This description is based on an actual field survey performed from 11/2017 to 8/2020 and was created under the direction and supervision of John J. Raab, Registered Surveyor No. S-7863

John J. Raab

Date

Registered Surveyor No. S-7863