

EXHIBIT A

Page 1 of 3

LPA RX 887 T

Rev. 07/09

Ver. Date 12/18/2018

PID 101787

**PARCEL 13-T1
FRA-JAMES RD AT LIVINGSTON AVE
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT CURB AND COMPLETE GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
THE CITY OF COLUMBUS, OHIO, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in the Northeast Quarter of Section 19, half Section 32, Township 1,2 Range 21, in the Refugee Lands, and being a part of Lot 1 of Kingsgate as recorded in Plat Book volume 22, Page 30 (all document references are to the Franklin County, Ohio Recorder's office, unless otherwise stated) and being a **0.023 acre parcel** out of a 0.866 acre tract know as Franklin County Auditor's parcel number **010-218917** as conveyed to **James M. Corrova, Trustee of the James M. Corrova Trust (1/2 interest)** and **Dolores A. Corrova, Trustee of the Dolores A. Corrova Truste (1/2 interest)** (hereafter referred to as "Grantor") by the instruments filed as **Instrument Number 199906250161678 and Instrument Number 199906250161680**, respectively, and being more particularly described as follows.

COMMENCING FOR REFERENCE at the Grantor's southwesterly corner, the northwesterly corner of a parcel conveyed to James-Livingston Retail, LLC, an Ohio limited liability company by the instrument filed as Instrument Number 201412160166721, and on the existing easterly right-of-way line of James Road, said point being **40.00 feet right** of the existing centerline of right-of-way of James Road **station 308+92.68**;

Thence along the Grantor's southerly line and the northerly line of the said James-Livingston Retail, LLC, an Ohio limited liability company parcel, **South 85 degrees 14 minutes 39 seconds East for a distance 3.79 feet** to an iron pin set on the proposed easterly right-of-way line of the said James Road, said pin being **43.47 feet right** of the existing centerline of right-of-way of James Road **station 308+91.34**, and being the **TRUE POINT OF BEGINNING** of the parcel herein described.

EXHIBIT A

Page 2 of 3

LPA RX 887 T

Rev. 07/09

Thence crossing through the lands of the Grantor and along the said proposed easterly right-of-way line of James Road, and through the said Lot 1, along a curve to the left with a **Delta angle of 06 degrees 10 minutes 48 seconds, Radius of 456.26 feet, Arc Length of 49.21 feet, a Chord Bearing of North 20 degrees 21 minutes 46 seconds West and a Chord Length of 49.19 feet** to an iron pin set at an angle point in the Grantor's westerly line, at the intersection of the said proposed easterly right-of-way line of James Road and the said existing easterly right-of-way line of James Road, and on the westerly line of a 0.017 acre parcel conveyed to City of Columbus by the instrument filed as Deed Book volume 2608, page 572, said point being **45.68 feet right** of the existing centerline of right-of-way of James Road **station 309+34.16**;

Thence continuing along the Grantor's westerly line, the said existing easterly right-of-way line of James Road, and the easterly line of the said 0.017 acre City of Columbus parcel, **North 11 degrees 53 minutes 31 seconds West for a distance of 22.49 feet** to a point being **52.22 feet right** of the existing centerline of right-of-way of James Road **station 309+52.66**;

Thence crossing through the lands of the Grantor and through the said Lot 1, the following three (3) courses:

1. **South 65 degrees 10 minutes 56 seconds East for a distance of 26.87 feet** to a point being **68.16 feet right** of the existing centerline of right-of-way of James Road **station 309+34.63**;
2. **South 06 degrees 24 minutes 08 seconds West for a distance of 14.19 feet** to a point being **60.52 feet right** of the existing centerline of right-of-way of James Road **station 309+24.79**;
3. **South 13 degrees 32 minutes 38 seconds East for a distance of 44.97 feet** to a point on the Grantor's southerly line and on the said northerly line of the James-Livingston Retail, LLC, an Ohio limited liability company, said point being **54.15 feet right** of the existing centerline of right-of-way of James Road **station 308+87.40**;

Thence along the Grantor's southerly line and the said northerly line of the James-Livingston Retail, LLC, an Ohio limited liability company parcel, **North 85 degrees 14 minutes 39 seconds West for a distance of 11.63 feet** to the **TRUE POINT OF BEGINNING**, containing **0.023 acres**, more or less, of which **0.000 acres are within the present road occupied**, resulting in a **net take of 0.023 acres** out of Franklin County Auditor's Parcel number **010-218917**.

Prior instrument records as of this writing recorded in **Instrument Number 199906250161680** and **Instrument Number 199906250161678** in the records of Franklin County.

EXHIBIT A

Page 3 of 3

LPA RX 887 T

Rev. 07/09

This description was prepared by Brian P. Bingham, Ohio Registered Professional Surveyor number 8438, and is based on an actual field survey conducted by American Structurepoint, Inc. in 2016 through 2018 under his direct supervision.

The bearing for this description are based on Grid South (Reference South 85 degrees 47 minutes 50 seconds East for Livingston Avenue East of James Road) as referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey referencing ODOT CORS stations "COLB", "OHLI" and "OHMD"

All stations listed herein are referenced to the centerlines of right-of-way as shown on the recorded plat "FRA-JAMES RD AT LIVINGSTON AVE" files as Plat Book volume 125, page 72, in the Office of the Recorder of Franklin County, Ohio.

Where described, iron pin set are 5/8" rebar, 30" long, with a cap stamped "Structurepoint-PS 8438".

Brian P. Bingham, P.S. No. 8438
American Structurepoint, Inc.

Date