

**EXHIBIT A**

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LPA RX 887 T

Rev. 07/09

Ver. Date 10-5-2021

PID 110388

**PARCEL 55-T  
JAMES ROAD AT EAST BROAD STREET  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCT DRIVEWAY AND COMPLETE GRADING AND SEEDING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, City of Columbus, Franklin County, Half Section 7, Section 7, Township 12 N, Range 21 W, Refugee Lands and being part of Lot 17 of Broadleigh East as recorded in Plat Book 14, Page 25 and conveyed to 89 JAMES, LLC, an Ohio Limited Liability Company in Instrument 200805090071635 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline of existing right of way for James Road in project James Road at East Broad Street as platted by 2LMN, Inc. as recorded in Instrument 202108240151066, and being more particularly described as follows:

COMMENCING at an iron pin set on the grantor's south line, the south line of lot 17, the north line of lot 16, being North 86 degrees 36 minutes 36 seconds West, 6.00 feet from the southeast corner of said Lot 17 and the northeast corner of lot 16, said point being 36.00 feet left of centerline of existing right of way for James Road at station 67+01.95 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the south line of said Lot 17 and the north line of Lot 16, **North 86 degrees 36 minutes 36 seconds West, 4.00 feet** to a point, said point being 40.00 feet left of the centerline of existing right of way for James Road at station 67+01.96;
- 2) **Thence**, across the grantor's tract and lot 17, **North 04 degrees 03 minutes 06 seconds West, 36.90 feet** to a point, said point being 44.71 feet left of the centerline of existing right of way for James Road at station 67+38.56;
- 3) **Thence**, across the grantor's tract and lot 17, **South 86 degrees 38 minutes 11 seconds East, 8.71 feet** to a point on the west proposed right of way for James Rd., said point being 36.00 feet left of the centerline of existing right of way for James Road at station 67+38.55;
- 4) **Thence**, along the west proposed right of way for James Road, **South 03 degrees 16 minutes 48 seconds West, 36.60 feet** to the **TRUE POINT OF BEGINNING**, containing 0.005 acres.

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The parcel of land described contains, 0.005 acres, more or less, including the present road occupies 0.000 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-089974-00.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, December, 2020.

Grantor claim title by Instrument 200805090071635, as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only. The bearings shown hereon are based on the centerline of James rd. As being North 4° 04' 04" East, from an adjusted Field survey using G.P.S. methods from monument CP1 AND monument CP2, based on the Ohio state plane coordinate system, south Zone on NAD 83 (2011) datum.

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Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

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Date