

EXHIBIT A

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Rev. 01/21

Ver. Date 04/05/2021

PID 110376

**PARCEL 13-T
FRA-161-12.83
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVE AND GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in southeast Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, part of Lot 2 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, and being part of a 1.377 acre tract conveyed to Dorsten Enterprises, Inc. (hereinafter referred to as "Grantor") by deed of record in Instrument Number 199908260217851 (Franklin County Parcel Number 010-117217-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at the centerline right-of-way intersection of East Dublin Granville Road (SR 161), (Station 679+77.56) and Maple Canyon Avenue (Station 50+00.00), being referenced by a found iron pin in concrete at centerline Station 685+80.83, (East Dublin Granville Road (SR 161)), 8.31 feet left, which bearing South 85°26' 09" East a distance of 603.59 feet;

Thence South 03° 38' 29" West a distance of 394.99 feet along centerline of Maple Canyon Avenue (60 feet in width) to a point at centerline Station 46+05.01;

Thence South 86° 21' 31" East a distance of 30 feet, leaving the centerline across Maple Canyon Avenue to a 5/8 inch iron pipe found at the northwest corner of the Grantor and at the southwest corner of a 0.892 acre tract conveyed to The Huntington National Bank of Columbus by deed of record in Deed Book 3018, Page 665, also being on the easterly right-of-way line of Maple Canyon Avenue (60 feet in width), 30.00 feet right of centerline station 46+05.01;

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Thence South 86° 50' 15" East a distance of 4.00 feet leaving the easterly right-of-way line of Maple Canyon Avenue along the line common to the Grantor and the said 0.892 acre tract to an iron pin set 34.00 feet right of centerline station 46+05.04 and the **TRUE POINT OF BEGINNING** for the Temporary Easement herein described;

Thence South 86° 50' 15" East a distance of 14.00 feet along the line common to the Grantor and said 0.892 acre tract to a point 48.00 feet right of centerline station 46+05.16;

Thence leaving the line common to the Grantor and the said 0.892 acre tract the following four (4) courses across the Grantor's 1.377 acre tract;

1. South 03° 38' 29" West a distance of 39.16 feet to a point 48.00 feet right of centerline station 45+66.00;
2. South 07° 25' 05" East a distance of 33.56 feet to a point 54.44 feet right of centerline station 45+33.06;
3. South 86° 04' 50" East a distance of 12.56 feet to a point 67.00 feet right of centerline station 45+33.00;
4. South 03° 33' 12" West a distance of 46.53 feet to a point on the line common to the Grantor and a 8.805 acre tract conveyed to Granville Manor Properties Company, an Ohio limited partnership by deed of record in Deed Book 3280, Page 162, 67.07 feet right of centerline station 44+86.47;

Thence North 86° 40' 10" West a distance of 9.00 feet along the line common to the Grantor and the said 8.805 acre tract to an iron pin set 58.07 feet right of centerline station 44+86.43;

Thence leaving the line common to the Grantor and the said 8.805 acre tract the following three (3) courses across the Grantor's 1.377 acre tract;

1. North 03° 31' 21" East a distance of 23.34 feet to an iron pin set 58.02 feet right of centerline station 45+09.77;
2. North 17° 55' 55" West a distance of 16.38 feet to an iron pin set 52.00 feet right of centerline station 45+25.00;

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3. North 09° 01' 58" West a distance of 82.04 feet to the **TRUE POINT OF BEGINNING**, containing 0.024 acres, more or less, being subject to all easements, restrictions, and right-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in 2020 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of Maple Canyon Avenue being North 3°38'29" East.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

All station and offsets referenced in this description are from the right-of-way centerline of Maple Canyon Avenue as described in the plan known as "IMPROVEMENTS OF SR 161/I71" on file with the Ohio Department of Transportation and the City of Columbus.

Robert J. Sands
Professional Surveyor No. 8053

Date