

EXHIBIT A

LPA RX 887 T

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Ver. Date 8-24-2021

PID 110388

**PARCEL 50-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]

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 15 of Broadleigh East as recorded in Plat Book 14, Page 25 and conveyed to Josh E. McGlynn in Instrument 201610120138716 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 and the south line of lot 15 and the north line of lot 14, being North 86 degrees 36 minutes 36 seconds West, 11.25 feet from a point at the southeast corner of said Lot 15, said point being 41.25 feet left of centerline of existing right of way for James Road at station 65+81.96 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the south line of said Lot 15 and the north line of Lot 14, **North 86 degrees 36 minutes 36 seconds West, 12.01 feet** to a point, said point being 53.26 feet left of the centerline of existing right of way for James Road at station 65+81.99;
- 2) **Thence**, across the grantor's tract and lot 15, **North 12 degrees 51 minutes 54 seconds East, 60.83 feet** to a point on the grantor's north line and the north line of lot 15 and the south line of lot 16, said point being 43.13 feet left of the centerline of existing right of way for James Road at station 66+41.97;
- 3) **Thence**, along the north line of said Lot 15 and south line of Lot 16, **South 86 degrees 36 minutes 36 seconds East, 4.00 feet** to an iron pin set on the west proposed right of way for James Road, said pin being 39.13 feet left of the centerline of existing right of way for James Road at station 66+41.96;
- 4) **Thence**, along the west proposed right of way for James Road, **South 05 degrees 18 minutes 28 seconds West, 60.03 feet** to the **TRUE POINT OF BEGINNING**, containing 0.011 acres.

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The parcel of land described contains, 0.011 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 010-090067-00.

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 201610120138716, 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.

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

Date