

EXHIBIT A

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Ver. Date 7-27-2021

PID 590955

**PARCEL 50-T
MAPLE CANYON AVENUE
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, City of Columbus, Franklin County, Quarter Township 4, Township 2, Range 18, U.S. Military Lands and being part of Lot 212 of Granville Manor North Section 3 as recorded in Plat Book 41, page 67 in the Franklin County Recorder's office and conveyed to Muhamed Khoshnaw in Instrument 202106290113640 in the Franklin County Recorder's Office. The below described parcel laying on the right side of Maple Canyon Avenue and being more particularly described as follows:

COMMENCING at a point at the grantor's northwest corner and being on the east existing right of way for said Maple Canyon Ave., said point being 30.00 feet right of centerline of Maple Canyon Ave. at station 34+03.77 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's north line, **South 60 degrees 28 minutes 48 seconds East, 5.02 feet** to a point, said point being 35.00 feet right of the centerline of right of way of Maple Canyon Avenue at station 34+04.30;
- 2) **Thence**, across the grantor's tract, **South 36 degrees 56 minutes 37 seconds West, 25.47 feet** to a point, said point being 34.00 feet right of the centerline of right of way of Maple Canyon Avenue at station 33+78.00;
- 3) **Thence**, across the grantor's tract, **South 02 degrees 13 minutes 43 seconds West, 12.45 feet** to a point, said point being 40.50 feet right of the centerline of right of way of Maple Canyon Avenue at station 33+67.00;
- 4) **Thence**, across the grantor's tract, **South 32 degrees 44 minutes 26 seconds West, 24.06 feet** to a point, said point being 40.50 feet right of the centerline of right of way of Maple Canyon Avenue at station 33+42.00;

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- 5) **Thence**, across the grantor's tract, **North 82 degrees 46 minutes 41 seconds West, 11.56 feet** to a point on the grantor's west line and the east existing right of way for said Maple Canyon Avenue, said point being 30.00 feet right of the centerline of right of way of Maple Canyon Avenue at station 33+37.00;

- 6) **Thence**, along the grantor's west line and the east existing right of way for said Maple Canyon Avenue with a curve to the right having a radius of 1045.00, a central angle of 03 degrees 33 minutes 31 seconds, an arc length of 64.90 feet, and a chord that bears **North 33 degrees 35 minutes 16 seconds East, 64.89 feet** to the **TRUE POINT OF BEGINNING**, containing 0.011 acres.

It is understood that 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 010-157004-00.

All iron 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, April, 2020.

Grantor claim title by Instrument 202106290113640, as recorded in the Franklin County Recorder's Office.

The stationing is based on the centerline of Maple Canyon Ave. as shown on the Right of Way Plans for the project Maple Canyon Sidewalks (PID 590955) on file with the City of Columbus.

The bearings shown on this plan are based on Ohio State Plan Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observation and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network (VRS). The portion of the centerline of Maple Canyon Avenue, having a bearing of North 03 degrees 41 minutes 17 seconds East, is designated the "basis of Bearings for this description.

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

Date