

EXHIBIT A

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Ver. Date 03/06/2025

PID 115797

**PARCEL 62-T2
FRA-161-11.73
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING AND DRIVEWAY IMPROVEMENTS
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands, being part of Lot 1 of Beechcroft Square, recorded in Plat Book 41, Page 41, and part of the Common Area of Beechcroft Condominium as declared in Deed Book 3777, Page 489 and as demonstrated in Condo Plat Book 6, Page 15, and being more particularly described as follows:

Being a parcel of land lying on the right side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and being located within the following described points in the boundary thereof:

Commencing at a pin set at the intersection of the easterly right of way of Beechcroft Road, of record in Plat Book 41, Page 41, and the northerly property line of said Common Area parcel, being 30.00' right of centerline station 96+80.23;

Thence leaving the said easterly right of way, S 86°24'41" E, along the northerly property line of the said 4.433-acre tract, a distance of 3.50' to a pin set, being 33.50' right of centerline station 96+80.23 and the **Point of Beginning** of the tract herein described;

Thence S 86°24'41" E, along the said northerly property line, a distance of 10.16' to a point, being 43.66' right of centerline station 96+80.23;

Thence leaving the said northerly property line and passing through the said Common Area tract the following two (2) courses and distances:

1. S 04°21'03" W, a distance of 27.90' to a point, being 43.29' right of centerline station 96+52.33;
2. S 62°54'55" W, a distance of 11.38' to a point on the said easterly right of way of Beechcroft Road, being 33.50' right of centerline station 96+46.53;

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Thence N 03°35'19" E, along the said easterly right of way, a distance of 33.71' to the **Point of Beginning**, containing 0.007 acres, more or less.

The above-described area is within Auditors Parcel No. 010-187806 to 010-187834.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

Bearings are based on the centerline of State Route 161 (Dublin-Granville Road) as having a bearing of S 87°00'00" E, established from GPS observations, referencing the State Plane Coordinate System, Ohio South Zone, NAD 83 (2011).

All pin set are 5/8-inch diameter steel rebar, 30-inches in length, with a yellow plastic cap inscribed with "Dynotec, Inc.".

This description is based upon a field survey performed by Dynotec, Inc. in July of 2022.

This description was prepared on March 6, 2025 by Christopher M. Cook, P.S. 8424.

Christopher M. Cook, P.S.
Ohio Professional Surveyor No. 8424

Date