

EXHIBIT A

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 03/18/25

PID 115646

**PARCEL 51-T
FRA-16-9.27
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVE AND 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, County of Franklin, City of Columbus, being part of Quarter Township 3, Township 1, Range 16 of the United States Military District, and being part of a 4.474 acre tract of land in the name of The Villas at Broadmere Condominium Association as declared in Instrument Number 200212110318061 and as demonstrated in the VILLAS AT BROADMERE CONDOMINIUM of record in Condominium Plat Book 109, Page 31, all records are on file with the Franklin County Recorder's Office, and being a tract of land lying on the right side of the centerline of Right-of-Way of State Route 16 (East Broad Street) (R/W Varies) and is more particularly described as follows:

Commencing at a 1" iron pin set in a monument box assembly at the centerline of Right-of-Way intersection of State Route 16 (East Broad Street) (R/W Varies) and Brice Road (R/W Varies), as delineated in the FRA-16-7.79 Right-of-Way plans and the Columbus Industrial Park recorded in Plat Book 48, Page 79, said intersection being centerline station 218+57.52 of said State Route 16 (East Broad Street) and referenced by a 1" iron pin found in a monument box bearing North 81°51'39" East, a distance of 211.68 feet and being 0.02 feet right of centerline Station 220+69.20 of said State Route 16 (East Broad Street);

Thence South 81°51'39" West, with the centerline of Right-of-Way of said State Route 16 (East Broad Street), a distance of 7.06 feet to a point, being the northeasterly corner of a 0.260 acre tract of land in the name of the CITY OF COLUMBUS, OHIO, a municipal corporation as described in Instrument Number 200102090027118 and centerline Station 218+50.46;

Thence South 03°01'19" West, with the easterly line of said 0.260 acre tract and the westerly line of a 18.875 acre tract of land in the name of ROSEBROOK LIMITED, an Ohio limited liability company as described in Official Record 30785 Page B01, a distance of 81.55 feet to a point in the southerly Right-of-Way line of said State Route 16 (East Broad Street), being the southeasterly corner of said 0.260 acre tract, also being the northeasterly corner of said 4.474 acre tract, 80.00 feet right of centerline Station 218+34.67, and the **True Place of Beginning** for the tract of land herein being described;

EXHIBIT A

LPA RX 887 T

Page 2 of 2

Rev. 07/09

- 1) Thence **South 03°01'19" West**, with the westerly line of said 18.875 acre tract, also being the easterly line of said 4.474 acre tract, a distance of **30.58 feet** to a point being 110.00 feet right of centerline Station 218+28.75;

Thence through said 4.474 acre tract, the following two (2) courses:

- 2) **South 81°51'39" West**, a distance of **26.75 feet** to a point being 110.00 feet right of centerline Station 218+02.00;
- 3) **North 08°08'21" West**, a distance of **30.00 feet** to a point in the southerly Right-of-Way line of said State Route 16 (East Broad Street), also being the northerly line of said 4.474 acre tract, being 80.00 feet right of centerline Station 218+02.00;
- 4) Thence **North 81°51'39" East**, with said southerly Right-of-Way line, also being the northerly line of said 4.474 acre tract, a distance of **32.67 feet** to the **True Place of Beginning**.

The above described area contains 0.020 acres more or less, which is part of the common area of the VILLAS AT BROADMERE CONDOMINIUM as declared in Instrument Number 200212110318061 and as demonstrated in Condominium Plat Book 109 Page 31.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established using a GPS survey performed in October 2020, holding North 81°51'39" East for the centerline of State Route 16 (East Broad Street).

The stations referred to herein are from the existing centerline of Right-of-Way of State Route 16, as recorded on the FRA-16-7.79 centerline plat in Plat Book 29 Page 4.

This description is based on an actual field survey performed from October 2020 to October 2024 by OHM Advisors and was created under the direction and supervision of Branden V. Battig, Registered Surveyor No. S-8708.

Branden V. Battig
Registered Surveyor No. S-8708

Date