

EXHIBIT A

LPA RX 887 T

Page 1 of 3

Rev. 07/09

Ver. Date 03/12/25

PID 120251

**PARCEL 25-T
FRA-SRTS MT VERNON**

**TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE CONSTRUCTION OF DRIVEWAYS AND 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 located in Half Section 13, Township 5, Range 22, Refugee Lands, being part of Disposal Parcel 1 of Mt. Vernon Plaza Urban Renewal Plat recorded in Plat Book 50 Pages 70 and 71 and being out of a 11.037 acre tract as conveyed to **MVP II 2018 L.L.C., A Michigan Limited Liability Company**, in Instrument Number 201901080002719 and 201904010036334 at the Recorder's Office of Franklin County, Ohio, lying on the left side of the centerline of Mount Vernon Avenue and being more particularly described as follows:

Commencing at a mag spike set at the centerline of intersection of Mount Vernon Avenue (variable right of way width) at centerline station 115+65.83, with Monroe Avenue (60.00 foot right of way) at centerline station 36+00.00;

Thence **North 03 degrees 42 minutes 41 seconds East**, with the centerline of North Monroe Avenue, a distance of **45.20 feet** to a point on line at Monroe Avenue centerline station 35+54.80;

Thence **South 86 degrees 15 minutes 50 seconds East**, leaving said centerline, a distance of **30.00 feet** to a mag nail found at the intersection of the north right of way of Mount Vernon Avenue and the east right of way of Monroe Avenue at 35.00 feet left of Mount Vernon Avenue centerline station 116+07.27;

Thence **North 77 degrees 28 minutes 32 seconds East**, a distance of **11.82 feet** to a point at 35.00 feet left of centerline station 116+19.08 and the **True Point of Beginning**;

Thence **North 39 degrees 41 minutes 28 seconds West** a distance of **3.37 feet** across the grantor's 11.037 acres tract to a point, said point being 38.00 feet left of Mount Vernon Avenue centerline station 116+17.54;

EXHIBIT A

LPA RX 887 T

Page 2 of 3

Rev. 07/09

Thence across the grantor's 11.037 acre tract for the next 11 courses.

- 1- Thence **North 77 degrees 28 minutes 32 seconds East** a distance of **214.95 feet** to a point, said point being 38.00 feet left of Mount Vernon Avenue centerline station 118+32.49;
- 2- Thence **North 12 degrees 31 minutes 28 seconds West** a distance of **2.00 feet** to a point, said point being 40.00 feet left of Mount Vernon Avenue centerline station 118+32.49;
- 3- Thence **North 77 degrees 28 minutes 32 seconds East** a distance of **119.95 feet** to a point, said point being 40.00 feet left of Mount Vernon Avenue centerline station 119+52.44;
- 4- Thence **South 77 degrees 06 minutes 25 seconds East** a distance of **4.66 feet** to a point, said point being 38.00 feet left of Mount Vernon Avenue centerline station 119+56.65;
- 5- Thence **North 77 degrees 28 minutes 32 seconds East** a distance of **249.03 feet** to a point, said point being 38.00 feet left of Mount Vernon Avenue centerline station 122+05.68;
- 6- Thence **North 12 degrees 31 minutes 28 seconds West** a distance of **5.00 feet** to a point, said point being 43.00 feet left of Mount Vernon Avenue centerline station 122+05.68;
- 7- Thence **North 77 degrees 28 minutes 32 seconds East** a distance of **40.00 feet** to a point, said point being 43.00 feet left of Mount Vernon Avenue centerline station 122+45.68;
- 8- Thence **South 12 degrees 31 minutes 28 seconds East** a distance of **5.00 feet** to a point, said point being 38.00 feet left of Mount Vernon Avenue centerline station 122+45.68;
- 9- Thence **North 77 degrees 28 minutes 32 seconds East** a distance of **152.12 feet** to a point, said point being 38.00 feet left of Mount Vernon Avenue centerline station 123+97.80;
- 10- Thence **North 12 degrees 31 minutes 28 seconds West** a distance of **5.00 feet** to a point, said point being 43.00 feet left of Mount Vernon Avenue centerline station 123+97.80;
- 11- Thence **North 77 degrees 28 minutes 32 seconds East**, a distance of **95.60 feet** across the grantor's 11.037 acres tract to a point in the west line of a 2.102 acres tract as conveyed to Shiloh Grove Limited Partnership, an Ohio limited liability partnership in Instrument Number 201812270173879, same being the east line of the grantor's 11.037 acres tract, said point being 43.00 left of centerline station 124+93.40;

EXHIBIT A

LPA RX 887 T

Page 3 of 3

Rev. 07/09

Thence **South 03 degrees 40 minutes 54 seconds West**, with said west line, a distance of **8.33 feet** with the west line of said Shiloh Grove Limited Partnership 2.102 acres tract and the east line of the grantor's 11.0374 acres tract to a point in the existing north right of way line of Mount Vernon Avenue, and at the southwest corner of said Shiloh Grove Limited Partnership 2.102 acres tract, said point being 35.00 left of centerline station 124+91.08;

Thence **South 77 degrees 28 minutes 32 seconds West**, with said existing north right of way line of Mt Vernon Avenue and the south line of the grantor's 11.037 acres tract a distance of **871.99 feet** to the **True Point of Beginning**.

The above describe area contains a total of **0.081 acres** within Franklin County Auditor's Parcel Number 010-086573-00 which includes 0.000 acres in the present road occupied.

Grantor, MVP II 2018 L.L.C., A Michigan limited liability company, claims the right to grant the easement by record Instrument No. 201901080002719 and Instrument No. 201904010036334, in the records of Franklin County, Ohio.

Basis of stationing:

Martin Luther King Jr. Blvd centerline stationing set = 100+00.00 at the centerline intersection of existing right of way Hamilton Avenue and Martin Luther King Jr Blvd as established for this project.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and an established bearing of N 81°50'55" E on the centerline of Martin Luther King Jr. Boulevard.

This description was prepared from existing records and a field survey performed in November 2024 by Resource International, Inc.

03/12/25

Mark S. Ward, P.S.

Professional Surveyor No. S-7514