

EXHIBIT A

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Rev. 07/09

Ver. Date 06/15/21

PID 110436

**PARCEL 4-T
FRA-161-12.04
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADE AND SEED AND CONSTRUCT TWO DRIVEWAYS
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 Lot 4 of the Scioto Land Company Partition as recorded in Deed Book A, Page 194 (destroyed by fire) and re-recorded in Deed Book A, Page 21, Quarter Township 4, Township 2, Range 18, United States Military Lands, being 0.066 acres out of a 6.748 acre tract and 0.061 acres out of a 0.131 acre tract described in a deed to S&S KARL PLAZA, LLC, a Texas limited liability company and WH KARL PLAZA, LLC, a Texas limited liability company of record in Instrument Numbers 202001210009673 and 202002270029674 and also being part of Reserve "A" as shown and delineated upon the plat of "Karl Meadows", a subdivision of record in Plat Book 33, Pages 102 & 103, and being more particularly described as follows:

Being a parcel of land lying right of the Centerline of Right of Way of FRA-161-12.04 made by IBI Group for the City of Columbus as recorded in Plat Book 130, Page 77 in the records of Franklin County, and being located within the following described boundary points in the boundary thereof:

BEGINNING at the northwest corner of said 0.131 acre tract, being on the east right-of-way line of Karl Road, the north line of said 0.131 acre tract, and the south line of a 0.230 acre tract described in a deed to Creative Housing, Inc., an Ohio non-profit corporation of record in Instrument Number 200311140365876, located at an offset from the existing Karl Road of 40.00 feet Right from Station 168+75.53; said point also being the **TRUE POINT OF BEGINNING**;

Thence North 79°35'23" East, a distance of 45.73 feet along the north line of said 0.131 acre tract and said 6.748 acre tract and the south line of said 0.230 acre tract, to a point at an offset from the existing Karl Road of 85.68 feet Right from Station 168+73.67;

Thence South 58°42'26" East, a distance of 14.16 feet crossing said 6.748 acre tract, to a point at an offset from the existing Karl Road of 95.90 feet Right from Station 168+64.99;

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Thence South 03°11'31" West, a distance of 63.86 feet crossing said 6.748 acre tract, to a point at an offset from the existing Karl Road of 81.42 feet Right from Station 168+09.78;

Thence South 47°43'11" West, a distance of 18.83 crossing said 6.748 acre tract, to a point at an offset from the existing Karl Road of 66.00 feet Right from Station 168+00.00;

Thence South 03°27'34" West, a distance of 33.38 feet crossing said 6.748 acre tract, to a point at an offset from the existing Karl Road of 60.74 feet Right from Station 167+69.77;

Thence South 87°19'21" East, a distance of 4.52 feet crossing said 6.748 acre tract, to a point at an offset from the existing Karl Road of 65.22 feet Right from Station 167+69.26;

Thence South 03°09'33" West, a distance of 76.85 feet crossing said 6.748 acre tract, to a point at an offset from the existing Karl Road of 59.03 feet Right from Station 166+98.87;

Thence North 86°24'42" West, a distance of 4.97 feet crossing said 6.748 acre tract, to a point at an offset from the existing Karl Road of 54.07 feet Right from Station 166+99.05;

Thence South 03°29'10" West, a distance of 89.99 feet crossing said 6.748 acre tract to the south line of said 6.748 acre tract and the north right-of-way line of Service Road of record in Deed Book 3167, Page 391, to a point at an offset from the existing Karl Road of 53.50 feet Right from Station 166+10.94;

Thence North 86°30'56" West, a distance of 2.57 feet along the south line of said 6.748 acre tract and the north right-of-way line of said Service Road, to an Iron Pin Set at an offset from the existing Karl Road of 50.93 feet Right from Station 166+10.95;

Thence North 41°30'58" West, a distance of 9.12 feet crossing said 0.131 acre tract and said Reserve "A", to an Iron Pin Set at an offset from the existing Karl Road of 44.49 feet Right from Station 166+17.40;

Thence North 03°25'23" East, a distance of 75.79 feet crossing said 0.131 acre tract and said Reserve "A", to an Iron Pin Set at an offset from the existing Karl Road of 44.73 feet Right from Station 166+92.07;

Thence North 13°22'13" West, a distance of 18.70 feet through said 0.131 acre tract and said Reserve "A" to the west line of said 0.131 acre tract, the west line of said Reserve "A", and the east right-of-way line of said Karl Road, to an Iron Pin Set at an offset from the existing Karl Road of 40.00 feet Right from Station 167+09.13;

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Thence with the arc of a non-tangent curve to the left having a radius of 740.02 feet, a central angle of $05^{\circ}14'51''$, an arc length of 67.78 feet, the chord of which bears North $02^{\circ}02'01''$ West, a chord distance of 67.75 feet along the west line of said 0.131 acre tract, the west line of said Reserve "A", and the east right-of-way line of said Karl Road, to an Iron Pin Set at an offset from the existing Karl Road of 40.00 feet Right from Station 167+73.24;

Thence with the arc of a non-tangent curve to the right having a radius of 73.00 feet, a central angle of $11^{\circ}32'56''$, an arc length of 14.71 feet, the chord of which bears North $27^{\circ}33'48''$ East, a chord distance of 14.69 feet crossing said 0.131 acre tract and said Reserve "A", to an Iron Pin Set at a point of reverse curvature at an offset from the existing Karl Road of 47.94 feet RIGHT from Station 167+84.87;

Thence with the arc of a curve to the left having a radius of 57.50 feet, a central angle of $88^{\circ}30'17''$, an arc length of 88.82 feet, the chord of which bears North $10^{\circ}54'53''$ West, a chord distance of 80.25 feet crossing said 0.131 acre tract and said Reserve "A", to an Iron Pin Set at a point of reverse curvature at an offset from the existing Karl Road of 44.81 feet RIGHT from Station 168+60.11;

Thence with the arc of a curve to the right having a radius of 77.50 feet, a central angle of $05^{\circ}29'21''$, an arc length of 7.42 feet, the chord of which bears North $52^{\circ}25'21''$ West, a chord distance of 7.42 feet crossing said 0.131 acre tract and said Reserve "A" to the west line of said 0.131 acre tract, the west line of said Reserve "A", and the east right-of-way line of said Karl Road, to an Iron Pin Set at an offset from the existing Karl Road of 40.00 feet RIGHT of Station 168+65.44;

Thence with the arc of a curve to the left having a radius of 740.02 feet, a central angle of $00^{\circ}49'34''$, an arc length of 10.67 feet, the chord of which bears North $12^{\circ}37'01''$ West, a chord distance of 10.67 feet along the west line of said 0.131 acre tract, the west line of said Reserve "A", and the east right-of-way line of said Karl Road, to the **TRUE POINT OF BEGINNING**, containing 0.127 acre of land more or less of which 0.066 acre lies within Franklin County Auditor's parcel number 010-042394-00 and 0.061 acre lies within parcel number 010-130402-00, 0.000 acres of which lie within the present right of way of Karl Road.

Basis of Bearing: Bearings are based on data acquired by GPS observations as per NAD 83 (2011) – Ohio State Plane Coordinate System – South Zone, which sets the centerline of State Route 161 as South $86^{\circ}30'56''$ East. State Route 161 and Karl Road centerline Stationing was established from State of Ohio Department of Transportation right-of-way plan FRA-161-11.57 as established for this project.

