

EXHIBIT A

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Ver. Date 03/05/2025

PID 115797

**PARCEL 36-T
FRA-161-11.73
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING AND DRIVEWAY IMPROVEMENTS
AND TEMPORARY
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, lying within a 0.719-acre parcel conveyed to AZ Investment Group, LLC, An Ohio Limited Liability Group, of record in Instrument Number 202406200061176 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 the intersection of the easterly right-of-way of Sharon Woods Boulevard, of record in Plat Book 40, Page 14, with the southern property line of the said 0.719-acre tract, being 35.00' right of centerline station 67+26.17;

Thence leaving the said easterly right of way of Sharon Woods Boulevard, N 75°32'16" E, along the southerly line of said 0.719-acre tract, a distance of 22.25' to a pin set, being 57.25' right of centerline Station 67+26.40, and the **Point of Beginning** of tract herein described:

Thence leaving the said southerly property line and passing through the said 0.719-acre tract, the following two (2) courses and distance:

1. With a curve to the left having a radius of 57.50', a delta of 29°06'33", an arc length of 29.21', and subtended by a chord bearing N 23°08'24" W, a distance of 28.90' to a pin set, being 52.89' right of centerline station 67+53.77;
2. With a curve to the right having a radius of 387.50', a delta of 09°14'58", an arc length of 62.56', and subtended by a chord bearing N 33°04'11" W, a distance of 62.49' to a pin set on the said easterly right of way, being 35.00' right of centerline station 68+11.61;

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Thence with a curve to the left having a radius of 1,285.00', a delta angle of $01^{\circ}13'06''$, an arc length of 27.33', and subtended by a chord bearing N $18^{\circ}22'07''$ W, a distance of 27.33' to a point at the northwesterly property corner of the said 0.719-acre tract, being 35.00' right of centerline Station 68+38.19;

Thence leaving the said easterly right of way of Sharon Woods Boulevard, N $69^{\circ}48'41''$ E, along the northerly line of the said 0.719-acre tract, a distance of 30.01' to a point, being 65.00' right of centerline station 68+38.79;

Thence leaving the said northerly property line and passing through the said 0.719-acre tract the following three (3) courses and distances:

1. S $17^{\circ}53'37''$ E, a distance of 51.03' to a point, being 65.00' right of centerline station 68+90.29;
2. S $69^{\circ}48'41''$ W, a distance of 16.62' to a point, being 48.41' right of centerline station 68+89.34;
3. S $29^{\circ}31'41''$ E, a distance of 47.20' to a point, being 59.66' right of centerline station 67+45.40;
4. N $80^{\circ}48'24''$ E, a distance of 20.43' to a point, being 80.00' right of centerline station 67+43.54;
5. S $13^{\circ}51'50''$ E, a distance of 18.00' to a point on the said southerly property line, being 79.88' right of centerline station 67+26.63;

Thence S $75^{\circ}32'16''$ W, along the said southerly property line, a distance of 22.63' to the **Point of Beginning** containing 0.050 acres, more or less.

The above-described area is within Auditors Parcel No. 010-230548.

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 $87^{\circ}00'00''$ 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.".

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

This description was prepared on March 5, 2025 by Christopher M. Cook, P.S. 8424.

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

Date