

## **EXHIBIT A**

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Ver. Date 4-4-2025

PID 116785

**PARCEL 7-T2  
IMPROVEMENTS TO BIG WALNUT TRAIL  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
PERFORM GRADING AND SEEDING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION, FRANKLIN  
COUNTY, OHIO**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, City of Columbus, Franklin County, Quarter Township No. 4, Township 2N, Range 17W, U.S. Military District and being part of a 5.609 acre tract conveyed to Patrick I. Caudy, in instrument 200912170182346 and 200009290198501 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the Big Walnut Trail Central Section, and being more particularly described as follows:

COMMENCING at a 5/8 inch rebar found on the north line of said 5.609 acre tract and the southeast corner of a 6.126 acre tract conveyed to Easton Meadows Apartments LLC, an Ohio Limited Liability Company in Instrument 202304070033145, said rebar being 12.73 feet left of the centerline of Big Walnut Trail Central Section at station 209+41.30; Thence along the north line of said 5.609 acre tract and the south line of a 13.097 acre tract conveyed to the Capitol City Baptist Church in Deed Volume 3641, Page 64, South 86 degrees 33 minutes 59 seconds East, 48.73 feet to an iron pin set, said pin being 17.00 feet right of the centerline of Big Walnut Trail Central Section at station 209+80.46 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the north line of said 5.609 acre tract and the south line of a 13.097 acre tract, **South 86 degrees 33 minutes 49 seconds East, 43.65 feet** to a point, said point being 43.69 feet right of the centerline of Big Walnut Trail Central Section at station 210+15.00;
- 2) **Thence**, across said 5.609 acre tract, **South 34 degrees 15 minutes 23 seconds East, 10.90 feet** to a point, said point being 54.59 feet right of the centerline of Big Walnut Trail Central Section at station 210+15.00;
- 3) **Thence**, across said 5.609 acre tract, **South 57 degrees 48 minutes 04 seconds West,**

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- 154.66 feet** to a point, said point being 75.00 feet right of the centerline of Big Walnut Trail Central Section at station 209+00.00;
- 4) **Thence**, across said 5.609 acre tract, **North 41 degrees 28 minutes 34 seconds West, 84.33 feet** to a point, said point being 15.00 feet right of the centerline of Big Walnut Trail Central Section at station 208+45.00;
  - 5) **Thence**, across said 5.609 acre tract, **South 86 degrees 33 minutes 54 seconds East, 53.04 feet** to a point, said point being 15.04 feet right of the centerline of Big Walnut Trail Central Section at station 208+97.61;
  - 6) **Thence**, across said 5.609 acre tract, with a curve to the left having a radius 92.00 feet, a central angle of 37 degrees 41 minutes 29 seconds, an arc length of 60.52 feet, and a chord that bears **North 74 degrees 35 minutes 21 seconds East, 59.44 feet**, said point being 17.00 feet left of the centerline of Big Walnut Trail Central Section at station 209+48.06;
  - 7) **Thence**, across said 5.609 acre tract, **North 55 degrees 44 minutes 37 seconds East, 32.39 feet** to the **TRUE POINT OF BEGINNING**, containing 0.153 acres.

The parcel of land described contains, 0.153 acres, more or less in Franklin County Auditor's Parcel Number 600-175613-00 including the present road occupies 0.000 acres, more or less.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, May, 2024.

Bearings based on a GPS survey performed by the Franklin County Engineer's Office on monuments FCGS 4420 and FCGS 9959 being South 86 degrees 01 minutes 16 seconds East, and based on the NAD83 State Plane Coordinate System, Ohio south zone.

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Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

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Date