

**EXHIBIT A**

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LPA RX 887 T

Rev. 07/09

Ver. Date 8-23-2021

PID 590955

**PARCEL 21-T  
MAPLE CANYON AVENUE  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
COMPLETE GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, 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 4, Township 2, Range 18, U.S. Military Lands and being part of a Lots 1 of Webster Canyon Townhouses a resubdivision of parts of Lots 21 and 22 of Sharon Acres as recorded in Plat Book 50 page 105 and conveyed to J. Fabrizio LLC, an Ohio Limited Liability Company in Instrument 201910280142652 in the Franklin County Recorder's Office. The below described parcel laying on the right side of Maple Canyon Avenue and being more particularly described as follows:

COMMENCING at a point at the northwest corner of said Lot 1 being the grantor's northwest corner and on the east existing right of way for said Maple Canyon Ave.; Thence, along the west line of said Lot 1, South 03 degrees 41 minutes 17 Seconds West 60.16 feet to a point, said point being 30.00 feet right of centerline of Maple Canyon Ave. at station 12+17.00 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract, **South 86 degrees 18 minutes 43 seconds East, 10.00 feet** to a point, said point being 40.00 feet right of the centerline of right of way of Maple Canyon Avenue at station 12+17.00;
- 2) **Thence**, across the grantor's tract, **South 03 degrees 41 minutes 17 seconds West, 60.00 feet** to a point, said point being 40.00 feet right of the centerline of right of way of Maple Canyon Avenue at station 11+57.00;
- 3) **Thence**, across the grantor's tract, **South 58 degrees 41 minutes 46 seconds West, 12.21 feet** to a point on the west line of said Lot 1, being on the east existing right of way for said Maple Canyon Ave, said point being 30.00.00 feet right of the centerline of right of way of Maple Canyon Avenue at station 11+50.00;
- 4) **Thence**, along the west line of said Lot 1 and the east existing right of way for said Maple Canyon Ave., **North 03 degrees 41 minutes 17 seconds East, 67.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.015 acres.

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It is understood that the parcel of land described contains, 0.015 acres, more or less, including the present road occupies 0.000 acres, more or less and is located in Franklin County Auditor's Parcel Number 010-170591-00.

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, April, 2020.

Grantor claim title by Instrument 201910280142652, as recorded in the Franklin County Recorder's Office.

The stationing is based on the centerline of Maple Canyon Ave. as shown on the Right of Way Plans for the project Maple Canyon Sidewalks (PID 590955) on file with the City of Columbus.

The bearings shown on this plan are based on Ohio State Plan Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observation and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network (VRS). The portion of the centerline of Maple Canyon Avenue, having a bearing of North 03 degrees 41 minutes 17 seconds East, is designated the "basis of Bearings for this description.

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

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Date