

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 8-24-2021

PID 110388

**PARCEL 45-T
JAMES ROAD AT EAST BROAD STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVEWAY AND COMPLETE GRADING AND SEEDING
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, City of Columbus, Franklin County, Half Section 8, Section 7, Township 12 N, Range 21 W, Refugee Lands and being part of Lot 4 of Bexley Haven Addition as recorded in Plat Book 17, Page 90 and conveyed to Pendulum Maintenance and Landscaping LLC, in instrument 202103310056793 in the Franklin County Recorder's Office. The below described parcel laying on the right side of the centerline of existing right of way for James Road in project James Road at East Broad Street as platted by 2LMN, Inc. as recorded in Instrument 202108240151066, and being more particularly described as follows:

COMMENCING at an iron pin set on the grantor's south line being South 85 degrees 54 minutes 49 seconds East, 6.00 feet from an iron pin found at the southwest corner of said Lot 4, said pin being 36.00 feet right of centerline of existing right of way for James Road at station 64+45.46 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across the grantor's tract and said lot 5, **North 03 degrees 16 minutes 48 seconds East, 50.00** feet to an iron pin set on the north line of said Lot 4 and the south line of lot 5, said point being 36.00 feet right of the centerline of existing right of way for James Road at station 64+95.46;
- 2) **Thence**, along the north line of said Lot 4 and south line of Lot 5, **South 85 degrees 54 minutes 52 seconds East, 6.00** feet to a point, said point being 42.00 feet right of the centerline of existing right of way for James Road at station 64+95.38;
- 3) **Thence**, across the grantor's tract and said lot 4, **South 03 degrees 16 minutes 48 seconds West, 50.00** feet to an iron pin set on the south line of said Lot 4, said pin being 42.00 feet right of the centerline of existing right of way for James Road at station 64+45.38;
- 4) **Thence**, along the south line of said Lot 4 and north line of Lot 3, **North 85 degrees 54 minutes 49 seconds West, 6.00** feet to the **TRUE POINT OF BEGINNING**, containing 0.007 acres.

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The parcel of land described contains, 0.007 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 010-091834-00.

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, December, 2020.

Grantor claim title by Instrument 202103310056793, as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only. The bearings shown hereon are based on the centerline of James Road as being North 04 degrees 04 minutes 04 seconds East, from an adjusted field survey using G.P.S. methods from monument CP1 and monument CP2, based on the Ohio State Plane Coordinate system, South Zone and NAD 83 (2011) Datum.

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

Date