

**EXHIBIT A**

Page 1 of 3

LPA RX 887 T

Rev. 01/21

Ver. Date 01/31/2022

PID 114254

**PARCEL 24-T  
FRA-161-13.03  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION**

[Surveyor's description of the premises follows]

---

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 4, Township 2 North, Range 18 West, of the United-States Military Lands, and being part of a 5.397 acre tract conveyed to Trinity Square Property Group, LLC, an Ohio limited liability company (hereinafter referred to as "Grantor") by deed of record in Instrument Number 200910300157101 (Franklin County Parcel Number 010-102665-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

**BEGIN FOR REFERENCE** at the intersection of the centerline right-of-way of East Dublin Granville Road (SR 161) (FRA-161-11.57) (width varies), centerline station 690+25.39 and center line of right-of-way of Parkville Street (width varies), centerline station 131+46.60, being referenced by a found iron pin in concrete at East Dublin Granville Road (SR 161) centerline station 695+00.18, which bears South 75° 19' 01" East a distance of 474.79 feet;

Thence the following two (2) courses and distances along the centerline of right-of-way of Parkville Street;

1. South 14° 44' 33" West a distance of 266.99 feet to a 1 inch steel rod set at centerline station 128+79.61;
2. Along a curve to the left with a radius of 840.08 feet, a delta angle of 11° 00' 03", an arc length of 161.29 feet, a chord bearing of South 09° 14' 30" West and with chord distance of 161.05 feet to a point at centerline station 127+18.31;

Thence North 86° 15' 30" West a distance of 30.00 feet leaving the centerline and crossing Parkville Street to a 5/8 inch rebar set with cap stamped "DLZ OHIO INC.", on a curve and being on the westerly right-of-way line of Parkville Street, as dedicated in Plat Book 41, Page

## EXHIBIT A

Page 2 of 3

LPA RX 887 T

Rev. 01/21

51, at the Grantor's northeast corner and the southeast corner of a 0.754 acre tract conveyed to BL&G Limited Liability Company, an Ohio limited liability company by deed of record in Instrument Number 200311070357868, 30.00 feet left of centerline station 127+18.31 and being the **TRUE POINT OF BEGINNING** for the temporary easement herein described;

Thence the following two (2) courses and distances along the line common to the westerly right-of-way line of Parkville Street and the Grantor's easterly line;

1. Along a curve to the left with a radius of 870.00 feet, a delta angle of  $00^{\circ} 08' 59''$ , an arc length of 2.27 feet, a chord bearing of South  $03^{\circ} 39' 58''$  West and with a chord distance of 2.27 feet, to a point 30.00 feet left of centerline station 27+16.43;
2. South  $03^{\circ} 32' 14''$  West a distance of 148.09 feet to a point, 30.00 left of centerline station 25+68.34;

Thence the following two (2) courses and distances across the Grantor's 5.397 acre tract;

1. North  $86^{\circ} 43' 17''$  West a distance of 9.00 feet to a point, 39.00 feet left of centerline station 25+68.30;
2. North  $03^{\circ} 32' 14''$  East a distance of 154.50 feet to a point, 39.03 feet left of centerline station 127+22.19;

Thence South  $62^{\circ} 02' 17''$  East a distance of 9.89 feet along the line common to the Grantor and said 0.754 acre tract to the **TRUE POINT OF BEGINNING**, containing 0.031 acres, more or less, being subject to all easements, restrictions, and rights-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in May 2019 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of East Dublin Granville Road (SR 161) being South  $75^{\circ} 19' 01''$  East.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

**EXHIBIT A**

Page 3 of 3

LPA RX 887 T

Rev. 01/21

All station and offsets referenced in this description are from the right-of-way centerline of Parkville Street as described in the plan known as “IMPROVEMENTS OF SR 161 PHASE 1 / PART 2 SPRING RUN DRIVE / PARKVILLE STREET” on file with the Ohio Department of Transportation and the City of Columbus.

---

Robert J. Sands,  
Professional Surveyor No. 8053

---

Date