

## **EXHIBIT A**

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Ver. Date 03/05/2025

PID 115797

**PARCEL 41-T  
FRA-161-11.73  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
COMPLETE GRADING AND DRIVEWAY IMPROVEMENTS  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

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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 1.986-acre parcel conveyed to Big Brothers, Big Sisters of Columbus and Franklin County, Inc., an Ohio Non-Profit Corp. of Official Record in 35024J03 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 a pin set at the intersection of the easterly right of way of Tamarack Boulevard and the southerly right of way of State Route 161, being the northwesterly property corner of the said 1.986-acre tract, also being 30.00' right of centerline station 58+33.14;

Thence leaving the said easterly right of way of Tamarack Boulevard and along the said southerly right of way of State Route 161, the following two (2) courses and distances:

1. N 48°15'19" E, a distance of 28.28' to a pin set, being 50.00' right of centerline station 58+53.14;
2. S 86°44'41" E, a distance of 14.30' to a pin set, being 64.30' right of centerline station 58+53.14 and the **Point of Beginning** of the tract herein described:

Thence S 86°44'41" E, continuing along the said southerly right of way, a distance of 11.99' to a point, being 76.29' right of centerline station 58+53.14

Thence leaving the said southerly right of way of State Route 161 and passing through the said 1.986-acre tract the following ten (10) courses and distance:

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1. S 48°30'18" W, a distance of 29.98' to a point, being 55.00' right of centerline station 58+32.03;
2. S 03°15'19" W, a distance of 86.77 feet to a point, being 55.00' right of centerline station 57+45.26;
3. S 87°26'11" E, a distance of 7.38' to a point, being 62.38' right of centerline station 57+45.35;
4. S 03°09'30" W, a distance of 42.31' to a point, being 62.45' right of centerline station 57+03.03;
5. N 89°41'58" W, a distance of 7.42' to a point, being 55.04' right of centerline station 57+02.65;
6. S 03°43'47" W, a distance of 123.09' to a point, being 54.02' right of centerline station 55+79.56;
7. S 16°01'03" E, a distance of 10.69' to a point, being 57.54' right of centerline station 55+69.47;
8. S 04°29'35" W, a distance of 8.94' to a point, being 57.35' right of centerline station 55+60.53;
9. S 15°02'37" E, a distance of 3.56' to a point, being 58.47' right of centerline station 55+57.15;
10. S 45°39'39" E, a distance of 6.10' to a point on the southerly property line of the said 1.986-acre tract, being 63.07' right of centerline station 55+53.14

Thence N 86°44'41" W, along the said southerly property line, a distance of 3.99' to a pin set, being 59.08' right of centerline station 55+53.14;

Thence leaving the said southerly property line and passing through the said 1.986-acre tract the following five (5) courses and distance:

1. With a curve to the left having a radius of 57.50 feet, a delta of 15°25'45", an arc length of 15.48', and subtended by a chord bearing N 15°10'53" W, a distance of 15.44' to a pin set, being 54.19' right of centerline station 55+67.79;

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2. With a curve to the right having a radius of 187.50', a delta of  $24^{\circ}33'59''$ , an arc length of 80.39', and subtended by a chord bearing N  $10^{\circ}36'46''$  W, a distance of 79.78' to a point, being 35.07' right of centerline station 56+45.24;
3. N  $13^{\circ}13'58''$  E, a distance of 54.42' to a pin set, being 43.60' right of centerline station 56+99.28;
4. N  $03^{\circ}15'19''$  E, a distance of 132.76' to a pin set, being 44.50' right of centerline station 58+31.60;
5. N  $45^{\circ}50'03''$  E, a distance of 29.26' to the **Point of Beginning**, containing 0.087-acres, more or less.

The above-described area is within Auditors Parcel No. 010-014244.

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.".

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.

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

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Date