

EXHIBIT A

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Ver. Date 03/06/2025

PID 115797

**PARCEL 44-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]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands, part of Lot 2 as numbered and delineated on the plat of Tamarack Square, recorded in Plat Book 41, Page 42, being part of the Common Area of Tamarack Condominium as shown in Condo Plat Book 11, Page 91 and as declared in Official Record 399 D11, being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline of a survey made for project FRA-161-11.73, made by the Ohio Department of Transportation, and described hereon:

Commencing at a pin set at the intersection of the westerly right of way of Tamarack Boulevard with the northerly property line of said Common Area tract, being 30.00' left of centerline station 55+53.14;

Thence leaving the said northerly property line, S 03°15'19" W, along the said westerly right of way of Tamarack Boulevard, a distance of 107.20' to a pin set, being 30.00' left of centerline station 54+45.44 and the **Point of Beginning** of the tract herein described;

Thence S 03°15'19" W, continuing along said westerly right of way of Tamarack Boulevard, a distance of 78.80' to a point, being 30.00' left of centerline station 53+67.14;

Thence leaving the said westerly right of way and passing through the said Common Area the following seven (7) courses and distances:

1. N 86°44'08" W, a distance of 12.00' to a point, being 42.00' left of centerline Station 53+67.14;
2. N 03°15'19" E, a distance of 82.33' to a point, being 42.00' left of centerline Station 54+49.47;

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3. N 20°28'02" W, a distance of 25.00' to a point, being 52.06' left of centerline Station 54+72.36;
4. N 25°55'22" W, a distance of 29.96' to a point, being 66.67' left of centerline Station 54+98.52;
5. N 03°56'47" E, a distance of 52.24' to a point, being 66.04' left of centerline Station 55+50.76;
6. N 86°44'41" W, a distance of 33.96' to a point, being 100.00' left of centerline Station 55+50.76;
7. N 03°15'19" E, a distance of 2.38' to a point on the northerly property line of said Common Area, being 100.00' left of centerline Station 55+53.14;

Thence S 86°44'41" E, along the said northerly property line, a distance of 46.08' to a point, being 53.92' left of centerline Station 55+53.14;

Thence leaving the said northerly property line and passing through the said Common Area the following two (2) courses and distances:

1. With a curve to the left, having a radius of 57.50', a delta angle of 30°35'19", an arc length of 30.70', and subtended by a chord bearing S 01°19'11" E, a distance of 30.33' to a point, being 51.50' left of Station 55+22.90;
2. With a curve to the right, having a radius of 537.50', a delta angle of 08°31'33", an arc length of 79.98', and subtended by a chord bearing S 12°21'04" E, a distance of 79.91' to the **Place of Beginning**, containing 0.063 acres, more or less.

The above-described area is within Auditors Parcel Nos. 010-187378 to 010-187543.

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°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.".

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This description is based upon a field survey performed by Dynotec, Inc. in July of 2022.

This description was prepared on March 6, 2025 by Christopher M. Cook, P.S. 8424.

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

Date