

EXHIBIT A

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 06-03-22

PID 105734

**PARCEL 20-T2
FRA 16 8.24
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVE AND COMPLETE GRADING
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, County of Franklin, City of Columbus, part of Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 0.979 acre tract of land in the name of Wellesley-Broad, LLC, an Ohio Limited Liability Company as described in IN. 201109140116243, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the right side of the centerline of Right of Way of McNaughten Road (R/W Varies), and is more particularly described as follows:

Beginning for Reference at a concrete monument found in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 33.00 feet right of centerline Station 205+00.00 as delineated in the FRA-16-7.79 centerline plat as recorded in Plat Book 29, Page 4;

Thence North 08°08'48" West, perpendicular to and leaving said southerly Right of Way line a distance of 33.00 feet to a point in said centerline, being centerline Station 205+00.00;

Thence with said FRA-16-7.79 centerline, the following two (2) courses:

1. South 81°51'12" West, a distance of 692.00 feet to a monument box set at a point of deflection at centerline Station 198+08.00;
2. South 82°20'12" West, a distance of 606.36 feet to a monument box set at the centerline of Right of Way intersection of said S.R. 16 (East Broad Street) and said McNaughten Road, being centerline Station 192+01.64 of said S.R. 16 and centerline Station 10+97.84 of said McNaughten Road;

Thence South 03°52'23" West, with said centerline of McNaughten Road, a distance of 162.84 feet to a point at centerline Station 9+35.00;

EXHIBIT A

LPA RX 887 T

Thence South 86°07'37" East, perpendicular to said centerline, a distance of 59.00 feet to a point in the westerly Right of Way line of said McNaughten Road, being 59.00 feet right of centerline Station 9+35.00 and **True Place of Beginning** for the tract of land herein being described;

Thence through said 0.979 acre tract the following two (2) courses:

1. South 73°19'21" East, a distance of 22.56 feet to a point 81.00 feet right of centerline Station 9+30.00
2. South 03°52'23" West, a distance of 35.38 feet to a point in the northerly line of a 1.246 acre tract of land in the name of HR McNAUGHTEN SPE, LLC, a Delaware limited liability company, as described in IN. 202201060003672, being 81.00 feet right of centerline Station 8+94.62;

Thence North 86°02'27" West, with said northerly line, a distance of 22.00 feet to a point in said westerly Right of Way line, being 59.00 feet right of centerline Station 8+94.66;

Thence North 03°52'23" East, with said Right of Way line, a distance of 40.34 feet to the **True Place of Beginning**.

The above described area contains 0.019 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-122636-00.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established utilizing a GPS survey performed in November 2017, holding North 82°20'12" East for the centerline of East Broad Street (State Route 16).

The stations referred to in this description are from the centerline of Right-of-Way of State Route 16, as found on the FRA-16-7.79 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 29 Page 4.

The stations are shown on the FRA 16 8.24 centerline plat, as recorded in Franklin County Recorder's Office in Plat Book 132 Page 106-109.

This description is based on an actual field survey performed from 11/2017 to 8/2020 and was created under the direction and supervision of John J. Raab, Registered Surveyor No. S-7863

John J. Raab
Registered Surveyor No. S-7863

Date