

**EXHIBIT A**

Page 1 of 1

Ver. Date 05/25/2022

3776-E

**PARCEL 1-T1  
AMERICAN ADDITION PHASE 4  
TEMPORARY EASEMENT FOR GRADING  
FOR APPROXIMATELY 30 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, Quarter Township 4, Township 1, Range 18, United States Military District, being on, over and across Lot 5 of that subdivision titled "American Addition", of record in Plat Book 5, Page 448, conveyed to Columbus Flames Motorcycle Club by deed of record in Deed Book 3610, Page 567 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the southwesterly corner of said Lot 5 and the intersection of the northerly right-of-way line of Dewey Avenue (50 feet wide) and the easterly right-of-way line of Joyce Avenue (60 feet wide);

Thence North 04° 07' 58" East, with said easterly right-of-way line, a distance of 10.00 feet to a point;

Thence crossing said Lot 5, the following courses and distances:

South 40° 52' 02" East, a distance of 11.31 feet to a point;

South 85° 53' 11" East, a distance of 19.59 feet to a point; and

South 04° 06' 49" West, a distance of 2.00 feet to a point in said northerly right-of-way line;

Thence North 85° 53' 11" West, with said northerly right-of-way line, a distance of 27.59 feet to the POINT OF BEGINNING, containing 0.002 acre, more or less, of which the present road occupies 0.000 acre and 0.002 acre is part of Franklin County Auditor's Parcel Number 010-126582.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (1986 adjustment). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by Static GPS observations of Franklin County Engineering Department monuments Frank 43 and Frank 143. The centerline of Joyce Avenue, having a bearing of North 04° 07' 58" East, is designated the "basis of bearing" for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Brandon R. King  
Professional Surveyor No. 8772

Date