

## **EXHIBIT A**

LPA RX 887 T

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Ver. Date 03/12/25

PID 120251

### **PARCEL 57-T FRA-SRTS MT VERNON**

#### **TEMPORARY EASEMENT FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO COMPLETE CONSTRUCTION AND 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, being located in Half Section 13, Township 5, Range 22, Refugee Lands, and being part of Lot 12 as shown and delineated upon a plat titled Abel Hildreths Subdivision, Plat Book 3 Page 183 and being created out of a 0.090 acre tract as conveyed to **CB23 Homes, LLC, an Ohio limited liability company**, in Instrument Number 202501240007505 at the Recorder's Office of Franklin County, Ohio, lying on the left side of the centerline of Mount Vernon Avenue and being more particularly described as follows:

Commencing at a mag spike set at the intersection of Mount Vernon Avenue (66.00 foot right of way) at centerline station 136+94.01 with Twenty Second Street (50 foot right of way) at centerline station 60+00.00;

Thence **South 77 degrees 15 minutes 38 seconds West** with the centerline of Mount Vernon Avenue a distance of **110.10 feet** to a mag spike set at the intersection with the centerline of a 20 foot wide Alley, also being at Mount Vernon Avenue centerline station 135+83.91 and Alley centerline station 10+75.00;

Thence **North 12 degrees 15 minutes 20 seconds West**, with the centerline of the 20 foot wide Alley, a distance of **33.00 feet** to a point on said centerline at Mount Vernon Avenue centerline station 135+84.18;

Thence **South 77 degrees 15 minutes 38 seconds West**, leaving said centerline, a distance of **10.00 feet** to a point in the north right of way line at the intersection with the west right of way line of said 20 foot wide Alley at 33.00 feet left of Mount Vernon Avenue centerline station 135+74.18 and the **True Point of Beginning**;

Thence **South 77 degrees 15 minutes 38 seconds West**, with said north right of way line, a distance of **15.00 feet** to a point at 33.00 feet left of Mount Vernon Avenue centerline station 135+59.18;

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Thence **North 12 degrees 15 minutes 20 seconds West**, leaving said north right of way line, a distance of **5.00 feet** to a point at 38.00 feet left of centerline station 135+59.22;

Thence **North 77 degrees 15 minutes 38 seconds East**, a distance of **15.00 feet** to a point in said west right of way line of said 20 foot wide Alley and at 38.00 feet left of Mount Vernon Avenue centerline station 135+74.23;

Thence **South 12 degrees 15 minutes 20 seconds East**, with said west right of way line, a distance of **5.00 feet** to the **True Point of Beginning**.

The above describe area contains a total of **0.002 acres** within Franklin County Auditor's Parcel Number 010-055946-00 which includes 0.000 acres in the present road occupied.

Grantor, CB23 Homes, LLC, an Ohio limited liability company claims the right to grant the easement by, Instrument Number 202501240007505, in the records of Franklin County, Ohio.

Basis of stationing:

Martin Luther King Jr. Blvd centerline stationing set = 100+00.00 at the centerline intersection of existing right of way Hamilton Avenue and Martin Luther King Jr Blvd as established for this project.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and an established bearing of N 81°50'55" E on the centerline of Martin Luther King Jr. Boulevard.

This description was prepared from existing records and a field survey performed in November 2024 by Resource International, Inc.

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03/12/25  
Mark S. Ward, P.S.  
Professional Surveyor No. S-7514