

EXHIBIT A

LPA RX 887 T

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Ver. Date 7-26-2022

PID 105732

**PARCEL 6-T
FRA-C.R. 96-1.71 (CASSADY AVE.)
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADE AND SEED
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, City of Columbus, Franklin County, Section 1, Township 5, Range 22, Refugee Lands and being part of Lot 108, 109, & 110 in the Amended Plat of Bexley Heights Add. as recorded in Plat Book 18, page 31, a tract conveyed to Daniel L. Coleman in Instrument 201510210149050 in the Franklin County Recorder's Office. The below described parcel laying on the left side of the centerline of proposed right of way for Cassady Avenue in project FRA-C.R. 96-1.71. (Cassady Ave.) as platted by 2LMN, Inc. and recorded in Instrument 202109170166308, being Plat Book 131, Page 66, and being more particularly described as follows:

COMMENCING at a point at the grantor's southeast corner being the southeast corner of said Lot 110, said point being 40.00 feet left of the proposed centerline of Cassady Avenue at station 13+29.07 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the south line of Lot 110 being the grantor's south line and the north line of Avalon Place (50'R/W), **South 85 degrees 16 minutes 22 seconds West, 7.10 feet** to a point, said point being 47.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 13+27.90;
- 2) **Thence**, across the grantor's tract and lot 110, 109 and 108, **North 05 degrees 47 minutes 48 seconds East, 114.69 feet** to a point on the grantor's north line being the north line of lot 108, said point being 45.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 14+42.57;
- 3) **Thence**, along the grantor's north line and the north line of lot 108, **South 85 degrees 11 minutes 57 seconds East, 5.00 feet** to a point at the grantor's northeast corner on the westerly existing Right of Way for Cassady Avenue, said point being 40.00 feet left of the centerline of proposed right of way and construction for Cassady Avenue at station 14+42.57;

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- 4) **Thence**, along the grantor's east line and the westerly existing Right of Way for Cassady Avenue, **South 04 degrees 47 minutes 52 seconds West, 113.50 feet** to the **TRUE POINT OF BEGINNING**, containing 0.016 acres.

The parcel of land described contains, 0.016 acres, more or less in Franklin County Auditor's Parcel Number 010-092920-00.

All irons pins set are 5/8 inch x 30 inch rebar with a 1 inch plastic cap stamped "2LMN, Inc".

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, September, 2020.

Grantor claim title by Instrument 201510210149050, as recorded in the Franklin County Recorder's Office.

The bearings shown hereon are based on the centerline of Cassady Avenue from Margaret Street to East 7th Avenue as being North 09 degrees 35 minutes 04 seconds East, from an adjusted field survey using GPS methods from the nearby City of Columbus monument (COC32-82), nearby United States Geological Survey monument (802.52USGS), and Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum 1983 (NSRS 2007) scaled to ground by 1.000042617 about the projection origin (0,0).

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date