

## **EXHIBIT A**

RX 286 T

Page 1 of 2

Rev. 12/16

Ver. Date 03/06/2025

PID 115797

**PARCEL 64-T  
FRA-161-11.73  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
COMPLETE GRADING  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

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Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18 of the United States Military Lands, being part of Lot 168 as numbered and delineated on the plat of Granville manor Section 2, recorded in Plat Book 40, Page 7, lying within a 0.190-acre parcel conveyed to Michael A. West of record in Instrument Number 201910020129759 and being more particularly described as follows:

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

**Beginning** at a point at the intersection of the easterly existing right-of-way line of Beechcroft Road, of record in Plat Book 40, Page 7, and the northerly property line of the said Lot 168, being 30.00' right of centerline Station 91+84.66;

Thence leaving the said easterly right of way, S 86°44'41" E, along the northerly property line of said Lot 168, a distance of 8.35' to a point, being 38.00' right of centerline Station 91+86.96;

Thence leaving the said northerly property line and passing through the said Lot 168 the following three (3) courses and distances:

1. With a curve to the right, having a radius of 940.90', a delta of 01°38'21", an arc length of 26.92', and subtended by a chord bearing S 20°37'25" W, a distance of 26.92' to a point, being 38.00' right of centerline station 91+61.08;
2. S 21°26'48" W, a distance of 21.07' to a point, being 38.00' right of centerline station 91+40.07;
3. N 68°33'12" W, a distance of 8.00' to a point on the said easterly right of way, being 30.00' right of centerline Station 91+40.07;

## **EXHIBIT A**

Page 2 of 2

RX 286 T

Rev. 12/16

Thence along the said easterly right of way the following two (2) courses and distances:

1. N 21°26'48" E, a distance of 21.07' to a point, being 30.00' right of centerline Station 91+61.13;
2. With a curve to the left, having a radius of 930.00', a delta of 01°29'53", an arc length of 24.31', and subtended by a chord bearing N 20°41'52" E, a distance of 24.31' to the **Point of Beginning**, containing 0.009 acres, more or less.

The above-described area is within Auditors Parcel No. 010-149042.

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.".

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.

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

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Date