

EXHIBIT A

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Rev. 07/09

Ver. Date 01/23/2017

PID 95570

**PARCEL 49-T
FRA-SR317-10.63
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADING
FOR 36 MONTHS FROM DATE OF ENTRY BY THE
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in Half of Section 50, Township 12, Range 21 of the Refugee Lands within the City of Columbus, County of Franklin, and the State of Ohio and being part of a 5.176 acre tract described in a deed to Crayon Kids of Dublin, Inc. in Instrument Number 201511120160227 (all records are on file at the Recorder's Office, Franklin County, Ohio), said parcel being more fully described as follows:

Commencing at a standard highway monument set at the intersection of the centerline of survey of Hamilton Road (S.R. 317) and centerline of survey of Groves Road (C. R. 212), said monument being the northeasterly corner of Half Section 50, the northwesterly corner of Half Section 49, the southeasterly corner of Half Section 35, the southwesterly corner of Half Section 36, Township 12, Range 21 of the Refugee Lands, said monument having a station of 63+52.59 Hamilton Road and 107+00.00 Groves Road as shown in FRA-SR317-10.63 Right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio;

Thence South 4° 22' 11" West, following the centerline of survey of Hamilton Rd., for a distance of 736.75 feet to station 56+15.84;

Thence North 85° 37' 49" West, leaving said centerline, for a distance of 98.00 feet to point on the westerly right of way of Hamilton Road and the easterly line of said 5.176 acre tract and being the **True Place of Beginning** of the parcel here in described;

Thence South 04° 22' 11" West, along the westerly right of way of Hamilton Road and the easterly line of said 5.176 acre tract, for a distance of 81.00 feet to the southeasterly corner of said 5.176 acre tract;

Thence South 27° 00' 29" West, continuing along the westerly right of way of Hamilton Road and the easterly line of said 5.176 acre tract, for a distance of 12.99 feet to the northerly right of way of East Point Drive as shown on Dedication of Eastpoint Drive (Kimberly III) in Plat Book 41 page 48;

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Thence North 85° 31' 25" West, along the southerly line of the said 5.176 acre tract and the northerly right of way of Eastpoint Drive, for a distance of 19.93 feet to a point;

Thence passing through said 5.176 acre tract for the following three (3) courses and distances;

1. North 45° 18' 10" East, for a distance of 23.34 feet to a point;
2. North 05° 14' 31" East, for a distance of 75.35 feet to a point;
3. South 85° 31' 22" East, for a distance of 8.49 feet to the **True Point of Beginning**, and containing within said bounds 958 square feet or 0.0220 acres of land, more or less in Franklin County Auditor Parcel Numbers 010-000748-00.

All iron pin(s) set in the description above are 5/8" x 30" rebar with a yellow plastic cap stamped "MS CONS INC".

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, North American Datum 1983 (2011). With an established bearing of N 4° 22' 11" E between a monument set at the intersection of Refugee Rd. (C.R. 14) and Hamilton Rd. (S.R. 317) at Sta. 10+00.00 as shown in FRA-SR317-10.63 right of way plans prepared by ms consultants, inc. for the City of Columbus, Franklin County, Ohio and a monument set at the intersection of Groves Rd. and Hamilton Rd. (S.R. 317) Sta. 63+52.59 as shown in said right of way plans with a distance of 5352.59' between them. The above description was prepared by ms consultants, inc. from an actual field survey (2014-2017) and existing records.

JAMES P. VILLACRES
Professional Surveyor No. 7912