

EXHIBIT A

Page 1 of 4

LPA RX 887 T

Rev. 07/09

Ver. Date 08/15/22

PID 105734

**PARCEL 19-T
FRA 16 8.24
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
COMPLETE GRADING, AND REMOVAL OF 1 TREE AND 19 BUSHES
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, part of Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 0.760 acre tract of land in the name of Hammerhead East Broad, LLC, an Ohio Limited Liability Company, as described in IN. 201208200121332, being the same premises in the name of LNCB National Bank, Trustee, as described in IN. 201010150137169, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the left side of the centerline of Right of Way of State Route 16 (East Broad Street), hereafter referred to as S.R. 16, as shown on the FRA-16-7.79 plans made by the Ohio Department of Transportation, and is more particularly described as follows:

Beginning for Reference at a concrete monument found in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 33.00 feet right of centerline Station 205+00.00 as delineated in the FRA-16-7.79 centerline plat as recorded in Plat Book 29, Page 4;

Thence North 08°08'48" West, perpendicular to and leaving said southerly Right of Way line a distance of 33.00 feet to a point in said centerline, being centerline Station 205+00.00;

Thence with said FRA-16-7.79 centerline, the following two (2) courses:

1. South 81°51'12" West, a distance of 692.00 feet to a monument box set at a point of deflection at centerline Station 198+08.00;
2. South 82°20'12" West, a distance of 435.38 feet to a point at centerline Station 193+72.62;

Thence North 07°39'48" West, perpendicular to said centerline, a distance of 118.00 feet to a point in the westerly line of a 0.744 acre tract in the name of Kemba Financial Credit Union, Inc., an Ohio non-profit corporation, as described in IN. 200908050115046, being 118.00 feet

EXHIBIT A

LPA RX 887 T

left of centerline Station 193+72.47 and the **True Place of Beginning** for the tract of land herein being described;

Thence through said 0.760 acre tract the following four (4) courses:

1. South 82°20'12" West, a distance of 105.47 feet to a point 118.00 feet left of centerline Station 192+67.00;
2. North 70°11'14" West, a distance of 28.18 feet to a point 131.00 feet left of centerline Station 192+42.00;
3. North 56°44'56" West, a distance of 19.85 feet to a point 144.00 feet left of centerline Station 192+27.00;
4. South 82°20'12" West, a distance of 14.57 feet to a point in the easterly line of a 16.879 acre tract of land in the name of Columbus East Senior Living, LLC, an Ohio Limited Liability Company, as described in IN. 201711130159656, being 144.00 feet left of centerline Station 192+12.43;

Thence with said easterly line, the following three (3) courses:

1. North 07°46'25" West, a distance of 135.56 feet to a point a curvature 279.56 feet left of centerline Station 192+12.17;
2. With a curve to the right having a radius of 28.00 feet, an arc length of 43.87 feet, a central angle of 89°46'30", a chord bearing of North 37°06'50" East and a chord distance of 39.52 feet to a point of tangency 307.61 feet left of centerline Station 192+40.00;
3. North 82°00'05" East, a distance of 19.07 feet to a point 307.72 feet left of centerline Station 192+59.07;

Thence through said 0.760 acre tract the following ten (10) courses:

1. South 07°47'30" East, a distance of 12.07 feet to a point 295.66 feet left of centerline Station 192+59.10;
2. South 82°12'30" West, a distance of 22.00 feet to a point 295.61 feet left of centerline Station 192+37.10;

EXHIBIT A

Page 3 of 4

LPA RX 887 T

Rev. 07/09

3. South 57°39'26" West, a distance of 21.66 feet to a point 286.56 feet left of centerline Station 192+17.42;
4. South 08°01'25" East, a distance of 117.57 feet to a point 169.00 feet left of centerline Station 192+18.15;
5. South 12°48'27" East, a distance of 20.58 feet to a point 148.50 feet left of centerline Station 192+20.00;
6. North 81°05'29" East, a distance of 23.00 feet to a point 149.00 feet left of centerline Station 192+43.00;
7. South 07°39'48" East, a distance of 16.00 feet to a point 133.00 feet left of centerline Station 192+43.00;
8. North 82°20'12" East, a distance of 17.00 feet to a point 133.00 feet left of centerline Station 192+60.00;
9. South 68°18'20" East, a distance of 18.36 feet to a point 124.00 feet left of centerline Station 192+76.00;
10. North 82°20'12" East, a distance of 96.43 feet to a point in said westerly line, being 124.00 feet left of centerline Station 193+72.43;

Thence South 08°07'11" East, with said westerly line, a distance of 6.00 feet to the **True Place of Beginning**.

The above described area contains 0.056 acres, more or less, which is part of Franklin County Auditor's Permanent Parcel number 520-288035-00.

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established utilizing a GPS survey performed in November 2017, holding North 82°20'12" East for the centerline of East Broad Street (State Route 16).

The stations referred to in this description are from the centerline of Right-of-Way of State Route 16, as found on the FRA-16-7.79 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 29 Page 4.

The stations are shown on the FRA SR 16 8.24 centerline plat, as recorded in Franklin County Recorder's Office in Plat Book 132 Page 106-109.

EXHIBIT A

LPA RX 887 T

Page 4 of 4

Rev. 07/09

This description is based on an actual field survey performed 11/2017 to 8/2020 and was created under the direction and supervision of John J. Raab, Registered Surveyor No. S-7863

John J, Raab

Date

Registered Surveyor No. S-7863