

EXHIBIT A

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 7-27-2022

PID 105732

**PARCEL 17-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, Quarter Township No. 3, Township 1, Range 17, U.S. Military Lands and being part of Lot 533 in the C.E. Morris Trustee, ETAL., East Columbus Addition recorded in Plat Book 5, page 364-366 and conveyed to the City of Columbus, Ohio in Deed Book 1249, page 506. The below described parcel laying on the right 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 the southwest corner of said Lot 533 being the grantor's southwest corner and the northwest corner of Lot 532 a tract conveyed to Seneca Properties, LLC., in Instrument 201511240165886 and being on the easterly existing right of way for Cassady Avenue, said point being 16.76 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 26+18.40; Thence, along the grantor's south line and the north line of said Seneca Properties, LLC. tract, South 80 degrees 03 minutes 09 seconds East, 18.32 feet to an iron pin set, said pin being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 26+16.88 and being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, across said Lot 533 with a curve to the left having a radius of 1215.00, a central angle of 00 degrees 23 minutes 17 seconds, an arc length of 8.23 feet and a chord that bears, **North 04 degrees 55 minutes 54 seconds East, 8.23 feet** to a point, said point being 35.00 feet right of the proposed centerline of Cassady Avenue at station 26+24.87;
- 2) **Thence**, across said Lot 533, **North 04 degrees 44 minutes 16 seconds East, 26.92 feet** to a point on the north line of said Lot 533 and the south line of Lot 534 conveyed to Seneca Properties, LLC., in Instrument 201511240165886, said point being 35.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 26+51.79;

EXHIBIT A

LPA RX 887 T

- 3) **Thence**, along the north line of said Lot 533 and the south line of said Lot 534, **South 80 degrees 04 minutes 48 seconds East, 15.04 feet** to a point, said point being 49.98 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 26+50.43;
- 4) **Thence**, across said Lot 533, **South 04 degrees 45 minutes 29 seconds West, 35.16 feet** to a point on the south line of said Lot 533 and the north line of Lot 532, said point being 50.00 feet right of the centerline of proposed right of way and construction for Cassady Avenue at station 26+15.67;
- 5) **Thence**, along the south line of said Lot 533 and the north line of Lot 532, **North 80 degrees 03 minutes 09 seconds West, 15.05 feet** to the **TRUE POINT OF BEGINNING**, containing 0.012 acres.

The parcel of land described contains, 0.012 acres, more or less in Franklin County Auditor's Parcel Number 010-072994-00 including the present road occupies 0.000 acres, more or less.

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 Deed Book 1249, page 506, 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