

EXHIBIT A

LPA RX 887 T

Page 1 of 3

Rev. 07/09

Ver. Date 03/22/17

PID 99419

**PARCEL 4-T
FRA-CR08-3.67
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
DRIVEWAY CONSTRUCTION
FOR 18 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, and being a part of Quarter Township 2, Township 1, Range 17, United States Military Lands, being part of a 2.51 acre parcel conveyed to **N.B.C.-U.S.A. HOUSING, INC. THIRTEEN** by Official Record 17936 B14, and being more particularly described below:

Being a parcel of land lying left of the Centerline of Existing and Proposed Construction of FRA-CR08-3.67 made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book 122, Page 40-42 of the records of Franklin County, and being located within the following described boundary points in the boundary thereof:

Commencing at a monument box set at the intersection of the Centerline of Existing and Proposed Construction of Sunbury Road, also known as County Road 8 and the Centerline of Existing and Proposed Construction of Cassady Avenue, also known as County Road 96, said box being PI Station 32+03.32 of the Centerline of Existing and Proposed Construction of Cassady Avenue, said box also being Station 10+00.00 of the Centerline of Existing and Proposed Construction of Sunbury Road;

1) **Thence South 82 degrees 14 minutes 55 seconds East**, along the Centerline of Existing and Proposed Construction of Cassady Avenue, a distance of **306.65 feet** to a monument box set on PC Station 35+09.97 of the Centerline of Existing and Proposed Construction of Cassady Avenue;

2) **Thence**, along the Centerline of Existing and Proposed Construction of Cassady Avenue, with a curve to the right having a radius of 500.00 feet, a delta of 01 degrees 08 minutes 58 seconds, and an arc length of 10.03 feet, said curve has a chord which bears **South 81 degrees 40 minutes 28 seconds East and a length of 10.03 feet** to Station 35+20.00 of the Centerline of Existing and Proposed Construction of Cassady Ave;

EXHIBIT A

LPA RX 887 T

Page 2 of 3

Rev. 07/09

3) **Thence North 08 degrees 54 minutes 01 seconds East**, perpendicular to the Centerline of Existing and Proposed Construction of Cassady Avenue, a distance of **59.90 feet** to a point on the existing northerly Right of Way line of Cassady Ave, said line also being the southerly line of the Grantor, said point being 59.90 feet left of Station 35+20.00 of the Centerline of Existing and Proposed Construction of Cassady Avenue, said point marking the **Principle Point of Beginning** for the parcel described herein;

1) **Thence North 34 degrees 15 minutes 36 seconds East**, crossing through said lands of the Grantor a distance of **18.86 feet** to a point 77.00 feet left of Station 35+27.00 of the Centerline of Existing and Proposed Construction of Cassady Avenue;

2) **Thence South 74 degrees 39 minutes 50 seconds East**, through said lands of the Grantor, a distance of **26.57 feet** to 75.00 feet left of Station 35+50.00 of the Centerline of Existing and Proposed Construction of Cassady Avenue;

3) **Thence South 19 degrees 25 minutes 58 seconds East**, through said lands of the Grantor, a distance of **10.75 feet** to a point on the northerly Right of Way line of Cassady Ave, said line also being the southerly line of the Grantor, said point being 65.89 feet left of Station 35+55.00 of the Centerline of Existing and Proposed Construction of Cassady Avenue;

4) **Thence South 85 degrees 55 minutes 36 seconds West**, along the northerly right of way line of Cassady Avenue, said line also being the southerly line of the Grantor, a distance of **27.02 feet** to 58.60 feet right of Station 35+31.86 of the Centerline of Existing and Proposed Construction of Cassady Avenue;

5) Thence, along the Northerly Right of Way line of Cassady Avenue, with a curve to the left having a radius of 600.46 feet, a delta of 01 degrees 16 minutes 20 seconds, and an arc length of 13.33 feet, said curve has a chord which bears **North 74 degrees 48 minutes 28 seconds West and a length of 13.33 feet** to the **Principle Point of Beginning** and enclosing a total area of **0.011 acres**, more or less of which the present road occupies 0.000 acres, resulting in a net take area of 0.011 acres;

The above described area is all within Franklin County Permanent Parcel Number 010-143541-00

Monument Boxes Set are 1" steel rods with a 3" aluminum cap encased in in a monument box assembly as detailed by ODOT standard construction drawing RM-1.1, dated 7-18-2014. These monument boxes are set by the highway contractor under the direction of a Professional Surveyor.

EXHIBIT A

LPA RX 887 T

Page 3 of 3

Rev. 07/09

The basis of bearings were established by GPS observations and observations of selected stations in the Ohio Department of Transportation virtual reference system (VRS). The portion of the centerline of County Road 96 (Cassady Avenue) having a bearing of North 82° 14' 55" East from station 32+03.32 to station 35+09.97 and monumented as shown heron, is designated the "basis of bearing" for this plan.

The Stations referred to herein are from the Centerline of Existing and Proposed Construction of Cassady Avenue, also known as County Road 96 as found on Right of Way Plan FRA-CR08-3.67.

This description was prepared and reviewed under the supervision of Steven J. Scheid, Jr., P.S. 8294 of **Mead & Hunt** on March 22, 2017 from a survey made in October 2015.

Steven J. Scheid, Jr., P.S.
Professional Surveyor 8294
March 22, 2017