

## **EXHIBIT A**

RX 286 T

Page 1 of 3

Rev. 12/16

Ver. Date 02/07/2018

PID 99828

**PARCEL 11-T2  
FRA-ALUM CREEK TRAIL  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADING  
FOR 12 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

---

[Surveyor's description of the premises follows]

---

Situated in the State of Ohio, County of Franklin, City of Columbus, located in the Quarter Township 3, Township 1, Range 17 of the United States Military District and within a 5.366 acre tract and a 2.647 acre tract as described in a deed to Kensington Place, Inc. in O.R. 18503 C-14 (All records are on file at the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

Commencing at a 1 inch iron pipe found with a PS 6579 identifying cap at the southwesterly corner of said 5.366 acre tract and the northwesterly corner of a 28.362 acre tract as described in a deed to Falcon Four Property Holdings in Instrument Number 201310310183576, being on the southerly line of Lot 1 of Kensington Subdivision as shown in Plat Book 10 page 34 and being on the easterly right of way of I-Rt. 670, being North 27° 49' 30" East and 44.45 feet from an iron pin with a Kleingers identifying cap found at Station 245+50~140.0' Rt. of the centerline of survey and construction as shown in FRA-670-3.93H right of way plans;

Thence South 86° 12' 32" East, following the southerly line of said Lot 1 and the northerly line of said 28.362 acre tract, for a distance of 73.59 feet to the **True Place of Beginning** of the parcel herein described;

Thence passing through said 5.366 acre tracts for the following eleven (11) courses and distance;

1. Along the arc of a curve to the right, having a radius of 85.00 feet, a delta of 51° 33' 51", a chord bearing of North 73° 09' 13" East, a chord distance of 73.94 feet, for an arc length of 76.50 feet to a point;
2. North 07° 43' 09" East, for a distance of 25.75 feet to a point;
3. South 86° 49' 43" West, for a distance of 18.21 feet to a point;
4. North 02° 15' 56" West, for a distance of 18.02 feet to a point;

## **EXHIBIT A**

RX 286 T

Page 2 of 3

Rev. 12/16

5. North  $87^{\circ} 21' 11''$  East, for a distance of 22.08 feet to a point;
6. North  $04^{\circ} 30' 05''$  West, for a distance of 35.44 feet to a point;
7. North  $01^{\circ} 32' 30''$  West, for a distance of 71.97 feet to a point;
8. North  $25^{\circ} 02' 37''$  East, for a distance of 27.33 feet to a point;
9. North  $16^{\circ} 57' 57''$  East, for a distance of 75.52 feet to a point;
10. North  $13^{\circ} 12' 01''$  East, for a distance of 51.71 feet to a point;
11. North  $36^{\circ} 49' 00''$  East, for a distance of 56.85 feet to a the northerly line of said 5.366 acre tract, being on the northerly line of Lot 2 of said Kensington Subdivision and the southerly line of a 1.413 acre tract as described in a deed to Lutheran Social Services of Central Ohio in O.R. 28299 I-13;

Thence South  $86^{\circ} 07' 55''$  East, following the northerly line of said Lot 2, for a distance of 5.77 feet to a point;

Thence passing through said 5.366 and 2.647 acre tracts for the following seven (7) courses and distances;

1. Along the arc of a curve to the left, having a radius of 185.00 feet, a delta of  $15^{\circ} 16' 31''$ , a chord bearing of South  $31^{\circ} 10' 26''$  West, a chord distance of 49.18, for an arc length of 49.32 feet to a point;
2. Along the arc of a curve to the left, having a radius of 755.00 feet, a delta of  $14^{\circ} 11' 36''$ , a chord bearing of South  $16^{\circ} 26' 23''$  West, a chord distance of 186.55 feet, for an arc length of 187.03 feet to a point;
3. Along the arc of a curve to the left, having a radius of 125.00 feet, a delta of  $15^{\circ} 33' 14''$ , a chord bearing of South  $01^{\circ} 33' 58''$  West, a chord distance of 33.83 feet, for an arc length of 33.93 feet to a point;
4. Along the arc of a curve to the right, having a radius of 315.00 feet, a delta of  $20^{\circ} 21' 04''$ , a chord bearing of South  $03^{\circ} 57' 53''$  West, a chord distance of 111.30 feet, for an arc length of 111.89 feet to a point;

## **EXHIBIT A**

RX 286 T

Page 3 of 3

Rev. 12/16

5. South  $21^{\circ} 09' 57''$  West, for a distance of 31.99 feet to a point;
6. Along the arc of a curve to the left, having a radius of 37.00 feet, a delta of  $63^{\circ} 08' 45''$ , a chord bearing of North  $46^{\circ} 29' 44''$  West, a chord distance of 38.75 feet, for an arc length of 40.78 feet to a point;
7. Along the arc of a curve to the left, having a radius of 37.00 feet, a delta of  $13^{\circ} 56' 53''$ , a chord bearing of North  $85^{\circ} 02' 33''$  West, a chord distance of 8.98 feet, for an arc length of 9.01 feet to the westerly line of said 2.647 acre tract and the easterly line of said 28.362 acre tract;

Thence North  $03^{\circ} 52' 14''$  East, following the westerly line of said 2.647 acre tract, for a distance of 2.06 feet to the northwesterly corner of said 2.647 acre tract;

Thence North  $86^{\circ} 12' 32''$  West, following the southerly line of said Lot 1, for a distance of 22.61 feet to the **True Place of Beginning**, and containing 4,417 square feet or 0.102 acres of land, more or less, of which Present Road Occupied is 0.000 acres of land.

### Parcel Acreage Breakdown:

Franklin Co. Auditor Tax Parcel 010-126711: 436 square feet or 0.010 acres.

Franklin Co. Auditor Tax Parcel 010-126716: 2,831 square feet or 0.065 acres.

Franklin Co. Auditor Tax Parcel 010-126715: 1,150 square feet or 0.027 acres.

The bearings for this description are based on Ohio State Plane, South Zone and referenced to the North American Datum of 1983 (2011) determined by GPS Observations between Franklin County Control Monuments "COC 48-82" and "COC 37-82" as being North  $83^{\circ} 48' 51''$  West.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.