

## **EXHIBIT A**

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Ver. Date 02/07/2018

PID 99828

**PARCEL 12-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]

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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, being part of Lot 3 and Lot 4 of the Kensington Subdivision as shown Plat Book 10 page 34 and within a 2.674 acre tract as described in a deed to Lutheran Social Services of Central Ohio in O.R. 28299 I-13 (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 pin found at the southeasterly corner of said 2.674 acre tract, being the southeasterly corner of said Lot 3, the northeasterly corner of Lot 2 of said Kensington Subdivision and the northeasterly corner of a 5.366 acre tract as described in a deed to Kensington Place, Inc. in O.R. 18503 C-14 and being on the westerly right of way of Parkview Boulevard (80' R/W);

Thence North 86° 07' 55" West, following the southerly line of said Lot 3 and said 2.674 acre tract and the northerly line of said Lot 2 and said 5.366, for a distance of 371.92 feet to the **True Place of Beginning** of the parcel herein described;

Thence North 86° 07' 55" West, continuing along said line, for a distance of 4.67 feet to a point;

Thence passing through said 2.674 acre tract for the following twelve (12) courses and distances;

1. Along the arc of a curve to the left, having a radius of 239.00 feet, a delta of 04° 36' 08", a chord bearing of North 36° 23' 55" East, a chord distance of 19.19 feet, for an arc length of 19.20 feet to a point;
2. North 22° 33' 57" East, for a distance of 28.11 feet to a point;
3. North 27° 21' 58" East, for a distance of 74.29 feet to a point;

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4. Along the arc of a curve to the left, having a radius of 300.00 feet, a delta of  $34^{\circ} 51' 59''$ , a chord bearing of North  $44^{\circ} 47' 57''$  East, a chord distance of 179.76 feet, for an arc length of 182.56 feet to a point;
5. North  $62^{\circ} 13' 57''$  East, for a distance of 25.95 feet to a point;
6. South  $67^{\circ} 49' 42''$  East, for a distance of 6.47 feet to a point;
7. North  $22^{\circ} 10' 52''$  East, for a distance of 7.70 feet to a point;
8. Along the arc of a curve to the left, having a radius of 125.00 feet, a delta of  $13^{\circ} 57' 34''$ , a chord bearing of North  $55^{\circ} 15' 10''$  East, a chord distance of 30.38 feet, for an arc length of 30.45 feet to a point;
9. North  $48^{\circ} 16' 23''$  East, for a distance of 14.22 feet to a point;
10. Along the arc of a curve to the right, having a radius of 64.00 feet, a delta of  $63^{\circ} 00' 14''$ , a chord bearing of North  $79^{\circ} 46' 30''$  East, a chord distance of 66.88 feet, for an arc length of 70.38 feet to a point;
11. South  $68^{\circ} 43' 23''$  East, for a distance of 5.33 feet to a point;
12. Along the arc of a curve to the left, having a radius of 70.00 feet, a delta of  $17^{\circ} 01' 49''$ , a chord bearing of South  $77^{\circ} 14' 18''$  East, a chord distance of 20.73 feet, for an arc length of 20.81 feet to the westerly right of way of Parkview Boulevard;

Thence following the westerly right of way of Parkview Boulevard along the arc of a curve to the left, having a radius of 761.28 feet, a delta of  $00^{\circ} 22' 35''$ , a chord bearing of South  $05^{\circ} 16' 16''$  West, a chord distance of 5.00 feet, for an arc length of 5.00 feet to a point;

Thence passing through said 2.674 acre tract for the following eight (8) courses and distances;

1. North  $79^{\circ} 55' 21''$  West, for a distance of 57.97 feet to a point;
2. South  $71^{\circ} 25' 14''$  West, for a distance of 19.84 feet to a point;
3. South  $45^{\circ} 38' 37''$  West, for a distance of 55.69 feet to a point;
4. South  $66^{\circ} 49' 00''$  West, for a distance of 69.65 feet to a point;

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5. Along the arc of a curve to the left, having a radius of 294.51 feet, a delta of  $29^{\circ} 26' 21''$ , a chord bearing of South  $41^{\circ} 42' 55''$  West, a chord distance of 149.66 feet, for an arc length of 151.32 feet to a point;
6. South  $20^{\circ} 21' 56''$  West, for a distance of 41.02 feet to a point;
7. South  $31^{\circ} 26' 01''$  West, for a distance of 51.43 feet to a point;
8. South  $35^{\circ} 08' 00''$  West, for a distance of 27.63 feet to the **True Place of Beginning**, and containing 3,267 square feet or 0.075 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 010-126719: 1,263 square feet or 0.029 acres.

Franklin Co. Auditor Tax Parcel 010-126779: 2,004 square feet or 0.046 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.