

## **EXHIBIT A**

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Ver. Date 12/23/20

PID -----

**PARCEL 4A-T  
CIP# 531034-100000 IMPROVEMENTS OF SULLIVANT AVENUE  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
INSTALL TRAFFIC SIGNAL EQUIPMENT  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
STATE OF OHIO, DEPARTMENT OF TRANSPORTATION**

[Surveyor's description of the premises follows]

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Situate in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey Number 2668, being part of Reserve "I" of Joseph Z. Schoene's Addition of record in Plat Book 12, Page 21, as conveyed to SYF LLC, An Ohio Limited Liability Company in Instrument Number 201905130055433, all references to Recorder's Office, Franklin County, Ohio and being more particularly bounded as follows:

Being a parcel of land lying on the right side of the centerline of right-of-way and construction of Sullivant Avenue made by E.P. Ferris & Associates, Inc., and being located within the following described points in the boundary thereof:

**COMMENCING** at a 3/8" by 8" mag spike with a 1" diameter head, with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" set, being in the centerline of Sullivant Avenue (60'), being said Sullivant Avenue centerline Station 186+27.41;

Thence along said centerline, South 76 degrees 37 minutes 57 seconds West, 8,167.80 feet to a point, being said Sullivant Avenue centerline Station 104+59.61;

Thence across said Sullivant Avenue right-of-way, South 13 degrees 22 minutes 03 seconds East, 30.00 feet to a point, being on the northeasterly corner of said Reserve "I", also being on the intersection of the southeasterly right-of-way line of said Sullivant Avenue and the southwesterly right-of-way line of South Ogden Avenue (50'), said point being 30.00 feet right of said Sullivant Avenue centerline Station 104+59.61 and being 25.00 feet left of said South Ogden Avenue centerline Station 15+24.67, and being the **TRUE POINT OF BEGINNING** of the parcel herein intended to be described;

Thence along the northeasterly line of said Reserve "I" and the southwesterly right-of-way line of said South Ogden Avenue, South 13 degrees 21 minutes 49 seconds East, 3.00 feet to a point, said point being 33.00 feet right of said Sullivant Avenue centerline Station 104+59.61 and being 25.00 feet left of said South Ogden Avenue centerline Station 15+21.67;

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Thence across said Reserve "I", South 76 degrees 37 minutes 57 seconds West, 35.94 feet to a point, being on the westerly line of said SYF, LLC tract, and being on the easterly line of a portion of said Reserve "I" as conveyed to Yasser Ragheb in Instrument Number 201610190142870, said point being 33.00 feet right of said Sullivant Avenue centerline Station 104+23.67 and being 60.93 feet left of said South Ogden centerline Station 15+21.67;

Thence along the westerly line of said SYF, LLC tract and the easterly line of said Yasser Ragheb tract, North 13 degrees 37 minutes 07 seconds West, 3.00 feet to a point, being on the southeasterly right-of-way line of said Sullivant Avenue and the northwesterly line of said Reserve "I", said point being 30.00 feet right of said Sullivant Avenue centerline Station 104+23.66 and being 60.95 feet left of said South Ogden Avenue centerline Station 15+24.67;

Thence along the southeasterly right-of-way line of said Sullivant Avenue and the northwesterly line of said Reserve "I", North 76 degrees 37 minutes 57 seconds East, 35.95 feet to the **POINT OF TRUE BEGINNING**;

Subject to all legal rights-of-way, easements, and restrictions, if any, of previous record.

The above described parcel contains 0.002 acres, of which 0.002 acres are contained within Franklin County Auditor's Parcel 010-063997, of which 0.000 acres are in the present road occupied, resulting in a net take of 0.002 acres from Parcel Number 010-063997.

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, (NAD 83, 2011 Adjustment). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations of selected stations in the Ohio Departments of Transportation Virtual Reference Station network. The portion of the centerline of right-of-way of Sullivant Avenue having a bearing of North 76 degrees 37 minutes 57 seconds East, designated "basis of bearing".

All monuments found are in good condition unless otherwise noted.

The stationing referenced herein is based on an arbitrary station where the centerline of Sullivant Avenue intersects with the centerline of South Ogden Avenue, being Station 104+84.61.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, and is based on field surveys conducted by E.P. Ferris and Associates, Inc. in December 2020 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.

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Matthew Lee Sloat, PS 8342

Date