

EXHIBIT A

LPA RX 887 T

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Ver. Date 07/27/22

PID 3658-E

**PARCEL 33-T
SINCLAIR ROAD
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
CONSTRUCT DRIVEWAY & GRADING FOR PED
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, County of Franklin, City of Columbus, being part of Farm Lots 84 in Quarter Section 3, Township 2, Range 18 of the United States Military Lands as described by Plat Book A, Page 194 (Destroyed by fire) and being 0.1023 acres (4458 square feet) within a 5.292 acre parcel conveyed to 5255 Sinclair Road, LLC as described in Instrument 201211200176343 and being more particularly described as follows:

Being a parcel of land lying on the left side of the centerline of a survey made for the PED Safety Improvement Sinclair Road project in plan 3658-E for the City of Columbus, and being located within the following described points in the boundary thereof:

Commencing at a mag spike in the intersection of the existing centerline of Sinclair Road (fka: Bronson Road and Indianola Avenue) as established in Plat Book 40, page 29 Station 40+00.66, and the existing centerline of Strimple Avenue as described in Deed Book 2187, Page 125 Station 1+00;

Thence along the said centerline of Sinclair Road bearing **North 02 degrees 15 minutes 26 seconds East**, a distance of **9.34** feet to a point at centerline Station 40+10.00;

Thence leaving the said centerline of Sinclair Road perpendicular bearing **North 87 degrees 44 minutes 34 seconds West**, a distance of **40.00** feet to the westerly right of way line of Sinclair Road and being the **Point of Beginning**.

Beginning at a point on the westerly right of way being 40.00 feet left of Sinclair Road Station 40+10.00;

Thence along the westerly right of way line of Sinclair Road with a bearing **South 02 degrees 15 minutes 26 seconds West** a distance of **8.95** feet to a deflection point being 40.00 feet left of Sinclair Road Station 40+00.27;

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Thence continuing along the westerly right of way line of Sinclair Road with a bearing **South 03 degrees 22 minutes 36 seconds West** a distance of **330.27** feet to a deflection point being 40.00 feet left of Sinclair Road Station 36+70.00;

Thence crossing said 5255 Sinclair Road, LLC property with a bearing **North 15 degrees 03 minutes 30 seconds West** a distance of **31.62** feet to a point being 50.00 feet left of Sinclair Road Station 37+00.00;

Thence parallel to the centerline of Sinclair Road bearing **North 03 degrees 22 minutes 36 seconds East** a distance of **77.00** feet to a point being 50.00 feet left of Sinclair Road Station 37+77.00;

Thence perpendicular to the centerline of Sinclair Road bearing **North 86 degrees 37 minutes 24 seconds West** a distance of **26.00** feet to a point being 76.00 feet left of Sinclair Road Station 37+77.00;

Thence parallel to the centerline of Sinclair Road bearing **North 03 degrees 22 minutes 36 seconds East** a distance of **58.00** feet to a point being 76.00 feet left of Sinclair Road Station 38+35.00;

Thence perpendicular to the centerline of Sinclair Road bearing **South 86 degrees 37 minutes 24 seconds East** a distance of **26.00** feet to a point being 50.00 feet left of Sinclair Road Station 38+35.00;

Thence parallel to the centerline of Sinclair Road bearing **North 03 degrees 22 minutes 36 seconds East** a distance of **115.00** feet to a point being 50.00 feet left of Sinclair Road Station 39+50.00;

Thence bearing **North 12 degrees 47 minutes 51 seconds East** a distance of **60.03** feet to the **Point of Beginning**.

The above-described parcel contains 0.1023 acres (4458 square feet) more or less, in Auditors Permanent Parcel Number 010-118483.

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

Grantor claims title by Instrument Number 201211200176343 in the Franklin County Recorder's Office.

This description was prepared and reviewed on September 12, 2022 by Christopher M. Cook, Registered Surveyor #8424.

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The basis of bearings shown are based on the State Plane Coordinate System, Ohio South, as per NAD 83 (2011) established by Dynotec, Inc. using GPS procedures and equipment, which sets the centerline of Sinclair Road in this area at North 03 degrees 22 minutes 36 seconds East.

This description is based upon a field survey performed by Dynotec, Inc. in the years 2018-2022.

The stations referred to herein are from the centerline of construction of Sinclair Road as found on plan 3531-E on file in drawer E with the City of Columbus, Franklin County, State of Ohio.

Christopher Cook, PS
Reg. Surveyor No. 8424

Date