

EXHIBIT A

LPA RX 851 WD

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Ver. Date 10/01/2024

PID 117479

**PARCEL 22-WD
FRA-SRTS SUNBURY/AGLER
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE
IN THE FOLLOWING DESCRIBED PROPERTY
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, OHIO, A MUNICIPAL CORPORATION,
FRANKLIN COUNTY, OHIO**

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situate in Qtr. Twp. 3, Township 1 North, Range 17 West, U.S.M.L., in the City of Columbus, County of Franklin, State of Ohio, and being part of a 2.163 acre tract of land as conveyed to City of Columbus, Ohio by deed recorded in Instrument No. 202112020218952 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Franklin County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Being a parcel of land lying on the right side of the centerline of right of way of Agler Road as determined for the FRA-SRTS Sunbury/Agler project made by Woolpert and recorded in Plat Book ___, page ___, of the Franklin County, Ohio Recorder's Office and being located in the following described boundary being more particularly described as follows:

Commencing for reference at Franklin County monument FCGS 3351, being at the northwest corner of a 0.381 acre tract of land as conveyed to City of Columbus by deed recorded in Instrument No. 202112020218953 (ORD-0916-2022) and the intersection of the centerline of said Agler Road and the centerline of Sunbury Road, 0.00 feet left of centerline Station 304+20.71 (Sunbury Road) and 0.00 feet left of centerline Station 186+54.01 (Agler Road);

thence along the centerline of said Sunbury Road and the west line of said 0.381 acre tract, South one degree fifty-eight minutes twenty-seven seconds East (S01°58'27"E), for twenty-five and 12/100 feet (25.12') to a point 0.00 feet right of centerline Station 303+95.58 (Sunbury Road) and 25.00 feet right of centerline Station 186+56.49 (Agler Road);

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thence across said Sunbury Road, South eighty-six degrees eighteen minutes four seconds East (S86°18'04"E), for twenty-five and 12/100 feet (25.12') to a MAG spike set at the northwest corner of said 2.163 acre tract and the intersection of the south right of way line of said Agler Road and the east right of way line of said Sunbury Road, 25.00 feet right of centerline Station 186+81.62, said point being the TRUE POINT OF BEGINNING;

thence along the north line of said 2.163 acre tract and the south right of way line of said Agler Road, South eighty-six degrees eighteen minutes four seconds East (S86°18'04"E), for three hundred sixty-seven and 3/100 feet (367.03') to an iron pin set at the northeast corner of said 2.163 acre tract, 25.00 feet right of centerline Station 190+48.64;

thence along the east line of said 2.163 acre tract and the south right of way line of said Agler Road and along the west line of a 12.211 acre tract of land as conveyed to Midwest Industrial Agler Road Owner, LLC by deed recorded in Instrument No. 202203220045151, South three degrees thirty-eight minutes zero seconds West (S03°38'00"W), for forty-one and 64/100 feet (41.64') to an iron pin set, 66.64 feet right of centerline Station 190+48.69;

thence leaving said lines and across said 2.163 acre tract for the following five (5) courses:

1. North eighty-six degrees fifty minutes twelve seconds West (N86°50'12"W), for eight and 97/100 feet (8.97') to an iron pin set, 66.73 feet right of centerline Station 190+39.72;
2. on a curve to the right with a radius of five hundred thirteen and 00/100 feet (513.00') for an arc distance of thirty-one and 52/100 feet (31.52') {chord bearing North eighty-five degrees four minutes thirty-six seconds West (N85°04'36"W) for thirty-one and 51/100 feet (31.51'), delta angle of said curve being three degrees thirty-one minutes thirteen seconds (03°31'13")} to an iron pin set, 66.05 feet right of centerline Station 190+08.22;
3. North eighty-three degrees eighteen minutes fifty-nine seconds West (N83°18'59"W), for two hundred forty-nine and 35/100 feet (249.35') to an iron pin set, 53.07 feet right of centerline Station 187+59.21;
4. on a curve to the left with a radius of two hundred forty-eight and 00/100 feet (248.00') for an arc distance of thirty-seven and 47/100 feet (37.47') {chord bearing North eighty-seven degrees thirty-eight minutes forty-three seconds West (N87°38'43"W) for thirty-seven and 44/100 feet (37.44'), delta angle of said curve being eight degrees thirty-nine minutes twenty-eight seconds (08°39'28")} to an iron pin set, 53.95 feet right of centerline Station 187+21.78;

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5. South eighty-eight degrees one minute thirty-three seconds West (S88°01'33"W), for thirty-seven and 10/100 feet (37.10') to an iron pin set on the west line of said 2.163 acre tract and the east right of way line of said Sunbury Road, 57.61 feet right of centerline Station 186+84.86;

thence along said lines, North one degree fifty-eight minutes twenty-seven seconds West (N01°58'27"W), for thirty-two and 78/100 feet (32.78') to the TRUE POINT OF BEGINNING.

The above described area contains 0.288 acres, more or less, of which the present road occupies 0.000 acres, more or less and which is part of Franklin County Auditor's Permanent Parcel Number 010-304243. The stations and offsets of the above description are measured from the proposed centerline of right of way for Agler Road.

Iron pins set are 5/8" rebar, 30" in length, with a plastic plug placed on top inscribed with the name "WOOLPERT, INC", unless otherwise noted. All monuments found are in good condition unless otherwise noted.

The bearings shown hereon are based on the centerline of Agler Road from Sta. 186+54.01 to Sta. 202+00.00 as being S86°18'05"E, from an adjusted field survey using multiple VRS observations to Continually Operating Reference Station (CORS) COLB, based on the Ohio State Plane Coordinate System, South Zone, and North American Datum of 1983 (2011).

This description was prepared under the direction of Michael J. Wilson, Ohio Registered Surveyor No. 8281, of Woolpert, Inc., based upon a field survey performed during February, 2023.



Michael J. Wilson 12/3/2024
Michael J. Wilson Date
Ohio Registered Surveyor #8281
Woolpert, Inc.

PRELIMINARY APPROVAL

BRAD FOSTER, P.E., P.S.

ajstuart

10/03/2024 2:36:00 PM

PENDING ORIGINALS

*Submitted via digital format



Please return this approval, along with the original description and plat of survey, as prepared by the surveyor, signed, sealed, and dated in blue ink.