

**EXHIBIT A**

LPA RX 851 WD

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Rev. 06/09

Ver. Date 07/26/22

PID 3658-E

**PARCEL 29-WD  
SINCLAIR ROAD  
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, 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).

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**[Surveyor's description of the premises follows]**

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Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Section 4, Township 2, Range 18 of the United States Military Lands and being 20107 square feet (0.4616 acres) within a 4.398 acre parcel conveyed to YDT Sinclair Road, LLC as described in Instrument 199803310074841 and being more particularly described as follows:

Being a parcel of land lying on the right 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 32+10.66, and the existing centerline of Freeway Drive N as described in Plat Book 40, page 66 Station 1+00;

Thence along the said centerline of Sinclair Road bearing **North 03 degrees 22 minutes 36 seconds East**, a distance of **30.00** feet to a point at centerline Station 32+40.66 and being the **Point of Beginning**.

**Beginning** at a point on the centerline of right of way of Sinclair Road at station 32+40.66;

Thence along the centerline of right of way of Sinclair Road bearing **North 03 degrees 22 minutes 36 seconds East** a distance of **550.00** feet to a point being on the centerline of Sinclair Road Station 37+90.66;

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Thence leaving the centerline of Sinclair Road along the north property line of said YDT Sinclair Road, LLC parcel 1 of tract I and the south property line of YDT Sinclair Road, LLC tract II with a bearing **South 86 degrees 35 minutes 38 seconds East** a distance of **40.00** feet, passing the east right of way of Sinclair Road at 30.00 feet, to an iron pin set being 40.00 feet right of Sinclair Road Station 37+90.64;

Thence parallel to the centerline of Sinclair Road bearing **South 03 degrees 22 minutes 36 seconds West** a distance of **90.64** feet to an iron pin set being 40.00 feet right of Sinclair Road Station 37+00.00;

Thence perpendicular to the centerline of Sinclair Road bearing **North 86 degrees 37 minutes 24 seconds West** a distance of **5.00** feet to an iron pin set being 35.00 feet right of Sinclair Road Station 37+00.00;

Thence parallel to the centerline of Sinclair Road bearing **South 03 degrees 22 minutes 36 seconds West** a distance of **427.00** feet to an iron pin set, being 35.00 feet right of Sinclair Road Station 32+73.00;

Thence crossing said YDT Sinclair Road, LLC tract I of parcel 1 to the north right of way line of Freeway Drive N bearing **South 34 degrees 19 minutes 52 seconds East** a distance of **40.87** feet to an iron pin set being 60.00 feet right of Sinclair Road Station 32+40.66;

Thence along said north right of way line of Freeway Drive N bearing **North 86 degrees 37 minutes 24 seconds West** a distance of **60.00** feet to the **Point of Beginning**.

The above described parcel contains 0.4616 acres (20107 square feet) more or less, including 0.3788 acres (16500 square feet) of PRO in Auditors Permanent Parcel Number 010-143114.

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

Grantor claims title by Instrument 199803310074841 in the Franklin County Recorder's Office.

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

All iron pins set are 5/8" reinforcing bars, 30" long with a cap stamped "Dynotec Inc".

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 North 03 degrees 22 minutes 36 seconds East.

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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.

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Christopher Cook, PS  
Reg. Surveyor No. 8424

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Date