

**EXHIBIT A**

LPA RX 887 T

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Rev. 07/09

Ver. Date 07/13/22

PID 3658-E

**PARCEL 24-T  
SINCLAIR ROAD  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
CONSTRUCTION DRIVE APRON  
FOR 24 MONTHS FROM DATE OF ENTRY BY THE  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[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 Lot number Five (5) of Freeway Subdivision in Plat Book 40 Page 66. Also being situated in Quarter Section 4, Township 2, Range 18 of the United States Military Lands and being 6158 square feet (0.1414 acres) within a 7.544 acre parcel conveyed to Purple Tooth Enterprises, LLC as described in Instrument 201002170018971 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 deflection of existing centerline of Sinclair Road (fka: Bronson Road and Indianola Avenue) as established in Plat Book 40, page 29 Station 26+73.46;

Thence leaving the centerline of Sinclair Road along an underlying property line bearing **South 86 degrees 53 minutes 46 seconds East**, a distance of **40.00** feet to a deflection point on the easterly right of way also known as the **Point of Beginning**.

**Beginning** at a point on the existing easterly right of way line of Sinclair Road being 40.00 feet right of Sinclair Road Station 26+73.26;

Thence along the existing easterly right of way line of Sinclair Road bearing **North 03 degrees 22 minutes 36 seconds East**, a distance of **476.35** feet to a point being 40.00 feet right of Sinclair Road Station 31+50.00;

Thence perpendicular to the centerline of Sinclair Road line bearing **South 86 degrees 37 minutes 24 seconds East** a distance of **12.00** feet to a point being 52.00 feet right of Sinclair Road Station 31+50.00;

Thence parallel to the centerline of Sinclair Road bearing **South 03 degrees 22 minutes 36 seconds West**, a distance of **476.42** feet to an underlying property line point being 52.00 feet right of Sinclair Road Station 26+73.20;

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Thence along said underlying property line bearing **North 86 degrees 42 minutes 36 seconds West** a distance of **7.00** feet to a point being 45.00 feet right of Sinclair Road Station 26+73.24;

Thence parallel to the centerline of Sinclair Road bearing **South 02 degrees 57 minutes 21 seconds West**, a distance of **88.24** feet to an underlying property line point being 45.00 feet right of Sinclair Road Station 25+85.00;

Thence perpendicular to the centerline of Sinclair Road bearing **North 87 degrees 02 minutes 39 seconds West** a distance of **5.00** feet to a point on the existing easterly right of way for Sinclair Road being 40.00 feet right of Sinclair Road Station 25+85.00;

Thence along the easterly existing right of way of Sinclair Road bearing **North 02 degrees 57 minutes 21 seconds East** a distance of **88.35** feet to the **Point of Beginning**.

The above described parcel contains 0.1414 acres (6158 square feet) more or less, in Auditors Permanent Parcel Number 010-150473.

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

Grantor claims title by Instrument Number 201002170018971 in the Franklin County Recorder's Office.

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

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.

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Christopher Cook, PS  
Reg. Surveyor No. 8424

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Date