

**EXHIBIT A**

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RX 251 WDV

Rev. 05/09

Ver. Date 11/22/2024

PID 117479

**PARCEL 18-WDV  
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  
FRANKLIN COUNTY COMMISSIONERS, 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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Situate in Qtr. Twp. 2, Township 1 North, Range 17 West, U.S.M.L., in the Township of Mifflin, County of Franklin, State of Ohio, and being part of a 4.977 acre tract of land as conveyed to Easton Self Storage LLC by deed recorded in Instrument #201803150034645 (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 Sunbury 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:

BEGINNING at Franklin County monument FCGS 3351, being at the southwest corner of a 4.977 acre tract of land as conveyed to Easton Self Storage LLC by deed recorded in Instrument #201803150034645 and the southeast corner of Wilcox & Loehnert's Sunbury Estates as recorded in Plat Book 22, page 21 and at the intersection of the centerline of said Sunbury Road (Road Record 5, page 252) and the centerline of Agler Road (Road Record 8, page 51), 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 west line of said 4.977 acre tract and the centerline of said Sunbury Road, North three degrees two minutes thirty-eight seconds East (N03°02'38"E), for five hundred forty-three and 98/100 feet (543.98') to a MAG spike set at the northwest corner of said 4.977 acre tract and the southwest corner of a 15.757 acre tract of land as conveyed to The Mifflin Township Board of Education of Franklin County, Ohio by deed recorded in Deed Book 713, page 480, The Board of Education of Mifflin Township, Rural School District, in Franklin County, Ohio by

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deed recorded in Deed Book 1046, page 105, and The Mifflin Local Board of Education by deed recorded in Deed Book 2679, page 433, now known as the Board of Education of the Columbus City School District, see Instrument #200602230034939, 0.00 feet right of centerline Station 309+64.68 (Sunbury Road);

thence along the north line of said 4.977 acre tract and the south line of said 15.757 acre tract, South eighty-five degrees forty-six minutes twelve seconds East (S85°46'12"E), for forty and 1/100 feet (40.01') to an iron pin set 40.00 feet right of centerline Station 309+63.85 (Sunbury Road);

thence leaving said lines and across said 4.977 acre tract for the following five (5) courses:

1. South three degrees two minutes thirty-eight seconds West (S03°02'38"W), for one hundred eleven and 85/100 feet (111.85') to an iron pin set 40.00 feet right of centerline Station 308+52.00 (Sunbury Road);
2. North eighty-six degrees fifty-seven minutes twenty-two seconds West (N86°57'22"W), for eight and 00/100 feet (8.00') to an iron pin set 32.00 feet right of centerline Station 308+52.00 (Sunbury Road);
3. South three degrees two minutes thirty-eight seconds West (S03°02'38"W), for one hundred fifty-seven and 00/100 feet (157.00') to an iron pin set 32.00 feet right of centerline Station 306+95.00 (Sunbury Road);
4. South eighty-six degrees fifty-seven minutes twenty-two seconds East (S86°57'22"E), for eight and 00/100 feet (8.00') to an iron pin set 40.00 feet right of centerline Station 306+95.00 (Sunbury Road);
5. South three degrees two minutes thirty-eight seconds West (S03°02'38"W), for two hundred forty-nine and 75/100 feet (249.75') to an iron pin set on the north right of way line of Agler Road, 40.00 feet right of centerline Station 304+45.25 (Sunbury Road) and 25.00 feet left of centerline Station 186+93.73 (Agler Road);

thence continuing across said 4.977 acre tract and along the north right of way line of said Agler Road, South eighty-six degrees eighteen minutes four seconds East (S86°18'04"E), for three hundred fifty-nine and 1/100 feet (359.01') to an iron pin set on the east line of said 4.977 acre tract and the west line of a 10.375 acre tract of land as conveyed to Board of Education of the City School District of Columbus, Ohio by deed recorded in Deed Book 3331, page 345, 25.00 feet left of centerline Station 190+52.74 (Agler Road);

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thence along said lines, South three degrees eight minutes eight seconds West (S03°08'08"W), for twenty-five and 00/100 feet (25.00') to a MAG spike set at the southeast corner of said 4.977 acre tract and the southwest corner of said 10.375 acre tract and on the centerline of said Agler Road, 0.00 feet left of centerline Station 190+52.99;

thence along the south line of said 4.977 acre tract and the centerline of said Agler Road (Road Record 8, page 51), North eighty-six degrees eighteen minutes five seconds West (N86°18'05"W), for three hundred ninety-eight and 98/100 feet (398.98') to the POINT OF BEGINNING.

The above described area contains 0.677 acres, more or less, of which the present road occupies 0.527 acres, more or less and which is part of Franklin County Auditor's Permanent Parcel Number 190-000387. The stations and offsets of the above description are measured from the proposed centerline of right of way for Sunbury Road and 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.

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Michael J. Wilson  
Ohio Registered Surveyor #8281  
Woolpert, Inc.

Date