

EXHIBIT A

LPA RX 851 WD

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Rev. 06/09

Ver. Date 07/26/22

PID 3658-E

**PARCEL 34-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).

[Surveyor's description of the premises follows]

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 0.0459 acres (2000 square feet) within a 3.7316 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 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 **South 03 degrees 22 minutes 36 seconds West**, a distance of **160.00** feet to a point being the southwest corner of a parcel of land owned by Beedle Oil Company as described in Deed Book 2389, Page 498 and at centerline Station 38+40.66 and being the **Point of Beginning**.

Beginning at a point on the centerline of right of way of Sinclair Road at station 38+40.66;

Thence leaving the said centerline of Sinclair Road along the south property line of said Beedle Oil Company property and north property line of said YDT Sinclair Road, LLC bearing **South 86 degrees 35 minutes 38 seconds East**, a distance of **40.00** feet to an iron pin set, passing the

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east right of way line of Sinclair Road at 30.00 feet, to the southwest corner of Certified Real Estate as described in Instrument 200611270236040, also being the southeast corner of a parcel of land owned by City of Columbus as described in Official Record 25371 B02 and also being 40.00 feet right of Sinclair Road Station 38+40.64;

Thence parallel to the centerline of Sinclair Road bearing **South 03 degrees 22 minutes 36 seconds West** a distance of **50.00** feet to an iron pin set being 40.00 feet right of Sinclair Road Station 37+90.64;

Thence along the north property line of said YDT Sinclair Road, LLC tract I, parcel 1 and the south property line of YDT Sinclair Road, LLC tract II bearing **North 86 degrees 35 minutes 38 seconds West** a distance of **40.00** feet, passing the east right of way line of Sinclair Road at 10.00 feet, to a point being on the centerline of right of way Sinclair Road Station 37+90.66;

Thence along the centerline of right of way of Sinclair Road bearing **North 03 degrees 22 minutes 36 seconds East** a distance of **50.00** feet to the **Point of Beginning**.

The above-described parcel contains 0.0459 acres (2000 square feet) more or less, including 0.0344 acres (1500 square feet) of PRO in Auditors Permanent Parcel Number 010-049077.

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.

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