

EXHIBIT A

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PID	-----
PARCEL	4-P
PROJECT	CIP# 531034-100000
Version Date	09/04/18

PARCEL 4-P CIP# 531034-100000 IMPROVEMENTS OF SULLIVANT AVENUE PERMANENT EASEMENT

Situate in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey Number 2668, and being part of Lot 133 of the Wicklow Addition of record in Plat Book 5, Page 412, as conveyed to YAD Holding LLC, an Ohio Limited Liability Company in Instrument Number 201901290011171, all references to Recorder's Office, Franklin County, Ohio and being more particularly bounded as follows:

Being a parcel of land lying on the left side of the centerline of right-of-way and construction of Sullivant Avenue made by E.P. Ferris & Associates, Inc., and being located within the following described points in the boundary thereof.:

COMMENCING at a 3/8" by 8" mag spike with a 1" diameter head, with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" set, being in the centerline of Sullivant Avenue (60'), being said Sullivant Avenue centerline Station 186+27.41;

Thence along said centerline, South 76 degrees 37 minutes 57 seconds West, 8,111.80 feet to a point, being said Sullivant Avenue centerline Station 105+15.61;

Thence across said Sullivant Avenue right-of-way, North 13 degrees 22 minutes 03 seconds West, 30.00 feet to a 3/8" by 3" mag spike with a 1" diameter head, with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" set, being on the southwesterly corner of said Lot 133 and being on the intersection of the northwesterly right-of-way line of said Sullivant Avenue and the easterly right-of-way line of South Ogden Avenue (50'), said mag spike set being 30.00 feet left of said Sullivant Avenue centerline Station 105+15.61 and being 25.00 feet right of said South Ogden Avenue centerline Station 15+89.83, and being the **TRUE POINT OF BEGINNING** of the parcel herein intended to be described;

Thence along the westerly line of said Lot 133 and along the easterly right-of-way line of said South Ogden Avenue, North 02 degrees 50 minutes 41 seconds West, 10.00 feet to a 5/8" x 30" rebar with a yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" set, said rebar set being 39.83 feet left of said Sullivant Avenue centerline Station 105+17.43 and being 25.00 feet right of said South Ogden Avenue centerline Station 15+99.83;

Thence across said Lot 133, South 53 degrees 06 minutes 22 seconds East, 12.79 feet to a 5/8" x 30" rebar with a yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" set, said rebar set being 30.00 feet left of said Sullivant Avenue centerline Station 105+25.61 and 34.83 feet right of said South Ogden Avenue centerline Station 15+91.65;

Thence along the southeasterly line of said Lot 133 and along the northwesterly right-of-way line of said Sullivant Avenue, South 76 degrees 37 minutes 57 seconds West, 10.00 feet to the **POINT OF TRUE BEGINNING**;

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

The above described parcel contains 0.001 acres, of which 0.001 acres are contained within Franklin County Auditor's Parcel 010-032952, of which 0.000 acres are in the present road occupied, resulting in a net take of 0.001 acres from Parcel Number 010-032952.

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, (NAD 83, 2011 Adjustment). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations of selected stations in the Ohio Departments of Transportation Virtual Reference Station network. The portion of the centerline of right-of-way of Sullivant Avenue having a bearing of North 76 degrees 37 minutes 57 seconds East, designated "basis of bearing".

All monuments found are in good condition unless otherwise noted.

Iron pins set are 5/8" x 30" rebar with yellow plastic cap stamped "EP FERRIS SURVEYOR 8342" on top.

Mag spikes set are 3/8" x 8" spikes with a 1" diameter head with a 1.5" diameter brass washer stamped "EP FERRIS SURVEYOR 8342" on top.

The stationing referenced herein is based on an arbitrary station where the centerline of Sullivant Avenue intersects with the centerline of South Ogden Avenue, being Station 104+84.61.

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, and is based on field surveys conducted by E.P. Ferris and Associates, Inc. in December 2020 under the direct supervision of Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342.



Matthew Lee Sloat, PS 8342

Date