

EXHIBIT A

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Ver. Date 06/16/2023

PID 113775

**PARCEL 12-T
IMPROVEMENTS OF GRACE STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADE AND RECONSTRUCT DRIVEWAY
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, Franklin County, City of Columbus, Survey Number 3315, Virginia Military Survey, also being described as Lot Number 24 in Block Number 2, of Columbia Park Addition as shown and delineated in Plat Book 15, Page 27 of the Franklin County Recorder's Office, as conveyed to Akua Bandele. Prior instrument reference as of the date this survey was prepared: Instrument Number 200608310173627, of Franklin County, Ohio. Being bounded and described as follows:

Commencing at a point at the intersection of the east right-of-way line of Brinker Avenue (50' wide) and the south right-of-way line of Grace Street (50' wide), being the northwest corner of said Lot Number 24, 25.00' right of station 13+83.72 of the Grace Street centerline of right-of-way, witnessed by a 3/4" iron pipe found N 06°14'02" E a distance of 0.11', 24.90' right of station 13+83.75 of the Grace Street centerline of right-of-way, and being the **True point of Beginning**;

Thence along the arc of a curve to the left, having an arc length of 142.32', a radius of 4499.80', a delta of 01°48'44", a chord bearing of N 82°13'13" E, a chord length of 142.31', along said south right-of-way line of Grace Street to a point at the intersection of said south right-of-way line of Grace Street and the west right-of-way line of an unnamed alley (20' wide), being the northeast corner of said Lot Number 24, 25.00' right of station 15+25.25 of the Grace Street centerline of right-of-way;

Thence S 03°16'53" E a distance of 7.03' along said alley west right-of-way line of an unnamed alley and the east line of said Lot Number 24 to a point, 32.00' right of station 15+24.59 of the Grace Street centerline of right-of-way;

Thence leaving said west right-of-way line of an unnamed alley and said east line of Lot Number 24, through said Lot Number 24 along the arc of a curve to the right, having an arc length of 142.32', a radius of 4506.80', a delta of 01°48'33", a chord bearing of S 82°13'38" W, a chord length of 142.31' to a point on the west line of said Lot Number 24 and the east right-of-way

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line of Brinker Avenue , 32.00' right of station 13+83.29 of the Grace Street centerline of right-of-way;

Thence N 03°16'53" W a distance of 7.01' along said west line of Lot Number 24 and said east right-of-way line of Brinker Avenue to the True **Point of Beginning**;

The above described area contains 0.0229 acres of land, more or less, of which the present road occupies 0.000 acres of land, being part of Franklin County Auditor's Parcel Number 010-065641;

All references here in are to records in the Recorders Office, Franklin County, Ohio.

Grantor claims title by Instrument Number: 200608310173627.

The basis of bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 with 2011 NSRS adjustment with the centerline of Grace Street between Hague Avenue and the Alley west of Harris Avenue being N 81°37'11" E.

All stations and offsets here in are referenced to the centerline of existing right-of-way of Grace Street as shown upon the right-of-way plan no. 3683-E "FRA-SRTS Grace St Sidewalks" on file with the City of Columbus, Ohio.

This description was prepared under the direction of Charles W. Price Jr., Registered Professional Surveyor, No. 7825.

This description is based on a field survey in 2021 prepared under the direct supervision of Daniel L. Quick, Registered Professional Surveyor, No. 7803.

Charles W. Price, Jr., P.S. No. 7825

Date