

EXHIBIT A

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 06/16/23

PID 113775

**PARCEL 48-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 2668, Virginia Military Survey, also being described as Lot Number 23 of the Delbert B. Ong's Eureka Subdivision as shown and delineated in Plat Book 5, Page 85, as conveyed to Ramiro Cortes and Maria Belen Garcia de Cortes in Instrument Number 202211280160744. All references to records being on file in the Office of the Recorder, Franklin County, Ohio and being more fully described as follows;

Commencing at the intersection of the north right-of-way line of Grace Street (40' wide) and the east right-of-way line of an unnamed alley (16' wide) west of Eureka Avenue (50' wide), being the southwest corner of said Lot Number 23, said point also being, 20.00 feet left of station 65+96.00 of the Grace Street centerline of right-of-way, being referenced by a 3/4" Iron Pipe found N 26°58'04" W a distance of 0.47', 20.45' left of station 65+95.85 of the Grace Street centerline of right-of-way and the **True Point of Beginning**;

Thence N 08°20'19" W a distance 8.95' along the east right-of-way line of said unnamed alley and the west line of said Lot 23 to a point being 28.95' left of station 65+96.05 of the Grace Street centerline of right-of-way;

Thence N 81°37'11" E, a distance 24.47', leaving the east right-of-way line of said unnamed alley and through said Lot Number 23 to a point being 28.84' left of station 66+20.52 of the Grace Street centerline of right-of-way;

Thence S 08°38'16" E, a distance 8.84' to a point on the north right-of-way line of said Grace Street, being 20.00' left of station 66+20.52 of the Grace Street centerline of right-of-way;

Thence S 81°21'45" W a distance of 24.52' along said north right-of-way line of Grace Street to the **True Point of Beginning**.

EXHIBIT A

Page 2 of 2

LPA RX 887 T

Rev. 07/09

The above described area contains 0.0050 acres of land, more or less, of which the present road occupies 0.0000 acres of land, more or less, of which the total acreage is part of Franklin County Auditor's Permanent Parcel Number 010-053799.

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

Grantor claims title by Instrument Number: 202211280160744.

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

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

Date