

**EXHIBIT A**

LPA RX 887 T

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Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 14-T2  
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]

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Situated in the State of Ohio, Franklin County, City of Columbus, Survey Number 3315, Virginia Military Survey, also being described as part of Lot 26, Block 1, of Columbia Park Addition as shown and delineated in Plat Book 15, Page 27 as conveyed to William Jeffreys and Jessica Jeffreys. Prior instrument references as of the date this survey was prepared: Instrument Number 202303070021497, of Franklin County, Ohio. Being bounded and described as follows:

**Commencing** at a point at the intersection of the south right-of-way line of Grace Street (50' wide) and the east right-of-way line of N. Westgate Avenue (50' wide), being the northwest corner of said Lot 26, 25.00' right of station 17+38.53 of the Grace Street centerline of right-of-way, witnessed by a 5/8" iron pipe found N 00°51'43" W a distance of 0.44', 24.57' right of station 17+38.61 of the Grace Street centerline of right-of-way;

Thence along the arc of a curve to the left, having an arc length of 53.45', a radius of 4499.80', a delta of 00°40'50", a chord bearing of N 78°14'35" E, a chord length of 53.45', along said south right-of-way line of Grace Street to a point at, 25.00' right of station 17+91.68 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 31.54', a radius of 4499.80', a delta of 00°24'06", a chord bearing of N 77°42'07" E, a chord length of 31.54', continuing along said south right-of-way line of Grace Street to a point at the northwest corner of a tract of land conveyed to Legacy Home Investments, LLC in Instrument Number 202211030152733, being 25.00' right of station 18+23.04 of the Grace Street centerline of right-of-way;

Thence S 03°20'25" E a distance of 19.24', leaving the south right-of-way line of Grace Street, along said west property line of said Legacy Home Investments, LLC tract, to a point of curvature, 44.00' right of station 18+20.01 of the Grace Street centerline of right-of-way;

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Thence leaving the west property line of said Legacy Home Investments, LLC tract and through said William Jeffreys and Jessica Jeffreys tract along the an arc of a curve to the right, having an arc length of 28.60', a radius of 4518.80', a delta of 00°21'46", a chord bearing of S 77°43'17" W, a chord length of 28.60', to a point, 44.00' right of station 17+91.68 of the Grace Street centerline of right-of-way;

Thence N 12°06'17" W a distance of 19.00' continuing through said William Jeffreys and Jessica Jeffreys tract to the **True Point of Beginning**.

The above described area contains 0.0131 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 Numbers 010-016987.

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

Grantor claims title by Instrument Number: 202303070021497.

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

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Date