

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 29-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 969 and the North one-half of Lot Number 970 of Wicklow Addition No. 3 as shown and delineated in Plat Book 7, Page 106 of the Franklin County Recorder's Office, as conveyed to Alea N. Herman. Prior instrument reference as of the date this survey was prepared: Instrument Number 202108100140837 of Franklin County, Ohio Being bounded and described as follows:

Commencing at the intersection of the south right-of-way line of Grace Street (40' wide) and the east right-of-way line of an unnamed alley (15' wide) west of Warren Avenue, 20.00 feet right of station 47+80.76 of the Grace Street centerline of right-of-way, witnessed by a 5/8" iron pipe found S 84°48'03" E a distance of 0.55', 20.13' right of station 47+81.30 of the Grace Street centerline of right-of-way, and being the **True point of Beginning**;

Thence N 81°33'27" E a distance of 22.18', along the south right-of-way line of Grace Street, to a point, 20.00' right of station 48+02.94 of the Grace Street centerline of right-of-way;

Thence S 08°26'33" E a distance of 2.00', leaving said south right-of-way line of Grace Street and through said Lot Number 969, to a point, 22.00' right of station 48+02.94 of the Grace Street centerline of right-of-way;

Thence S 81°33'27" W a distance of 22.17', continuing through said Lot Number 969 and to a point on the east right-of-way line of said unnamed alley, 22.00' right of station 47+80.76 of the Grace Street centerline of right-of-way;

Thence N 08°47'00" W a distance of 2.00', along the east right-of-way line of said unnamed alley to the **True Point of Beginning**.

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The above described area contains 0.0010 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 010-031143

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

Grantor claims title by Instrument Number: 202108100140837.

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