

**EXHIBIT A**

LPA RX 887 T

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Ver. Date 06/16/2023

PID 113775

**PARCEL 30-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]

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Situated in the State of Ohio, Franklin County, City of Columbus, Survey Number 2668, Virginia Military Survey, also being described as Lot Number 935 of Wicklow Addition No. 3 as shown and delineated in Plat Book 7, Page 106 in the Franklin County Recorder's Office, as conveyed to Antonio Carnillo Duran and Marcela Malagon Perez. Prior instrument reference as of the date this survey was prepared: Instrument Number 201506260085584 of Franklin County, Ohio. Being bounded and described as follows:

**Commencing** at the point of intersection of the south right-of-way line of Grace Street (40' wide) and the east right-of-way line of Ogden Avenue (50' wide), the northwest corner of Lot 866 of said Wicklow Addition No. 3 and as conveyed to Gary L. Roberts in Instrument number 202302030011238, 20.00' feet right of station 53+02.25 of the Grace Street centerline of right-of-way, witnessed by a 3/4" iron pipe found N 81°36'13" E a distance of 0.06', 20.00' feet right of station 53+02.31 of the Grace Street centerline of right-of-way;

Thence N 08°26'33" W a distance of 20.00', to a point at station 53+02.25 of the Grace Street centerline of right-of-way;

Thence S 81°33'27" W a distance of 199.82', along the centerline of Grace Street, to a point at station 51+02.43 of the Grace Street centerline of right-of-way;

Thence N 08°26'33" W a distance of 20.00', leaving the centerline of Grace Street, to a point of intersection of the north right-of-way line of Grace Street and the west right-of-way line of an unnamed alley (15' wide), the southeast corner of said lot number 935, 20.00' left of station 51+02.43 of the Grace Street centerline of right-of-way, being the **True Point of Beginning**;

Thence S 81°33'27" W a distance of 67.51', along said north right-of-way of Grace Street, to a point, 20.00' left of station 50+34.92 of the Grace Street centerline of right-of-way;

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Thence N 08°26'33" W a distance of 8.50', leaving said north right-of-way line of Grace Street and through said Lot Number 935, to a point, 28.50' left of station 50+34.92 of the Grace Street centerline of right-of-way;

Thence N 81°33'27" E a distance of 67.52', continuing through said Lot Number 935, to a point on the west right-of-way line of said unnamed alley, being 28.50' left of station 51+02.44 of the Grace Street centerline of right-of-way;

Thence S 08°23'15" E a distance of 8.50', along the west right-of-way line of said unnamed alley, to the **True Point of Beginning**;

The above described area contains 0.0132 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 010-02756.

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

Grantor claims title by Instrument Number: 201506260085584.

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