

**EXHIBIT A**

LPA RX 887 T

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Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 10-T  
IMPROVEMENTS OF GRACE STREET  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADE AND RECONSTRUCT DRIVEWAYS  
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 Lot Number 23 and six feet off the north side of Lot Number 22 in Block Number 3, of Columbia Park Addition as shown and delineated in Plat Book 15, Page 27 of the Franklin County Recorder's Office, as conveyed to Richard Clarence Carter and Patricia E. Carter. Prior instrument reference as of the date this survey was prepared: Official Record 27156, Page D19 and Official Record 33789, Page C12, respectively, 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 Orel Avenue (50' wide), being the northwest corner of said Lot Number 23, being 25.00' right of station 10+24.99 of the Grace Street centerline of right-of-way, witnessed by a ¾" iron pipe found being N 86°45'50" E a distance of 0.15' and 25.00' right of station 10+25.14 of the Grace Street centerline of right-of-way, said point being the **True Point of Beginning**;

Thence N 86°36'20" E a distance of 87.01', along said south right-of-way line of Grace Street to a point of curvature, being 25.00 feet right of station 11+12.00 of the Grace Street centerline of right-of-way;

Thence continuing along said south right-of-way line of Grace Street along the arc of a curve to the left having an arc length of 58.30', a radius of 4499.80', a delta of 00°44'32", a chord bearing of N 86°14'04" E, a chord length of 58.30', to a ¾" iron pipe found 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 23, 25.00' right of station 11+69.98 of the Grace Street centerline of right-of-way

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Thence S 03°31'01" E a distance of 7.43', leaving said south right-of-way line of Grace Street, along said west right-of-way line of an unnamed alley and the east line of said Lot Number 23 to a point, being 32.42' right of station 11+69.90 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 23, and through said Lot Number 23 the following four (4) courses;

- 1.) S 86°19'09" W a distance 25.00' to a point, 32.30' right of station 11+45.08 of the Grace Street centerline of right-of-way;
- 2.) S 03°49'05" E a distance of 4.90' to a point of curvature, 37.20' right of station 11+45.08 of the Grace Street centerline of right-of-way;
- 3.) Along the arc of a curve to the right having an arc length of 33.35', a radius of 4512.00', a delta of 00°25'25", a chord bearing of S 86°23'37" W, a chord length of 33.35' to a point, 37.20' right of station 11+12.00 of the Grace Street centerline of right-of-way;
- 4.) S 86°36'20" W a distance 87.02' to a point on the east right-of-way line of said Orel Avenue, 37.20' right of station 10+24.98 of the Grace Street centerline of right-of-way;

Thence N 03°22'01" W a distance of 12.20', along said east right-of-way line of Orel Avenue to the **True Point of Beginning**.

The above described area contains 0.0379 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 010-065484

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

Grantor claims title by: Official Record 27156, Pg. D19 and Official Record 33789, Page C12.

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.

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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