

EXHIBIT A

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Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 40-T2
IMPROVEMENTS OF GRACE STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADE, RECONSTRUCT STEPS/WALK, 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 part of Lot 16 of Jacob S. Sullivant's Subdivision as shown and delineated in Plat Book 3, Page 317 of the Franklin County Recorder's Office, as conveyed to Shawn D. Harker and Joan G. Harker. Prior instrument reference as of the date this survey was prepared: Instrument Number 200011160233123 in 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 (40' wide) and the east right-of-way line of Richardson Avenue (40' wide), the northwest corner of Lot 23 in D. B. Ong's et al. Subdivision recorded in Plat Book 5, Page 161, Recorder's Office, Franklin County, as conveyed to Mary J. Clevenger in Official Record 29536, Page B18, 20.00' right of station 58+55.60 of the Grace Street centerline of right-of-way, witnessed by a 2" iron pipe found S 56°26'19" W a distance of 0.47', 20.20' right of station 58+55.17 of the Grace Street centerline of right-of-way;

Thence N 08°24'42" W a distance of 40.00', leaving said south right-of-way line of Grace Street, to a point at the intersection of the north right-of-way line of Grace Street and said east right-of-way line of Richardson Avenue, 20.00' left of station 58+55.60;

Thence N 81°35'18" E a distance of 110.35', to a point, 20.00' left of station 59+65.94 of the Grace Street centerline of right-of-way and being the **True Point of Beginning**;

Thence leaving said north right-of-way line of Grace Street and through said Lot 16 the following four (4) courses;

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- 1.) N 08°24'42" W a distance of 8.00', to a point, 28.00' left of station 59+65.94 of the Grace Street centerline of right-of-way;
- 2.) N 81°35'18" E a distance of 47.36', to a point, 28.00' left of station 60+13.30 of the Grace Street centerline of right-of-way;
- 3.) N 08°24'42" W a distance of 5.10', to a point, 33.10' left of station 60+13.30 of the Grace Street centerline of right-of-way;
- 4.) N 81°35'26" E a distance of 18.17', to a point on the west property line of a 0.20 acre tract as conveyed to Brinson Properties, LTD by Instrument Number 200904010045149, 33.10' left of station 60+31.47 of the Grace Street centerline of right-of-way;

Thence S 08°24'34" E a distance of 13.10', along said Brinson Properties, LTD west property line to the point of intersection with said north right-of-way line of Grace Street, 20.00' left of station 60+31.47 of the Grace Street centerline of right-of-way;

Thence S 81°35'18" W a distance of 65.53', along the north right-of-way line of Grace Street, to the **True Point of Beginning**;

The above described area contains 0.0142 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 010-033380.

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

Grantor claims title by: Instrument Number 200011160233123.

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.

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

Date