

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 38-T
IMPROVEMENTS OF GRACE STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADE, RECONSTRUCT STEPS, 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 29 and the south one-half of Lot Number 30 of Dennis J. Clahane's Amended High Park Addition, as shown and delineated in Plat Book 5, Page 158 in the Franklin County Recorder's Office, as conveyed to Kristin M. Clark. Prior instrument reference as of the date this survey was prepared: Instrument Number 202304060032892 of Franklin County, Ohio. Being bounded and described as follows:

Commencing, at the intersection of the north right-of-way line of Grace Street (40' wide) and the east right-of-way line of Burgess Avenue (50' wide), and being the southwest corner of said Lot Number 29, being 20.00' left of station 56+47.86 of the Grace Street centerline or right-of-way, witnessed by a 3/4" iron pipe N 77°52'52" E a distance of 1.31', 20.09' left of station 56+49.17 of the Grace Street centerline of right-of-way, said point also being the **True Point of Beginning** ;

Thence N 08°24'34" W a distance of 3.00', along said east right-of-way line of Burgess Avenue, to a point, 23.00' left of station 56+47.86 of the Grace Street centerline of right-of-way;

Thence leaving said east right-of-way line of Burgess Avenue and through said Lot Number 29 the following three (3) courses;

- 1.) N 81°36'49" E a distance of 152.40', to a point, 23.00' left of station 58+00.26 of the Grace Street centerline of right-of-way;
- 2.) N 08°23'11" W a distance of 7.07', to a point, 30.07' left of station 58+00.26 of the Grace Street centerline of right-of-way;
- 3.) N 81°36'49" E a distance of 3.00', to a point on the west right-of-way line of Richardson Avenue (40' wide), 30.07' left of station 58+03.26 of the Grace Street centerline of right-of-way;

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Thence S 08°24'34" E a distance of 10.07', along said west right-of-way line of Richardson Avenue to a point at the intersection with the north right-of-way line of Grace Street and the west right-of-way line of said Richardson Avenue, 20.00' left of station 58+03.26 of the Grace Street centerline of right-of-way;

Thence S 81°36'49" W a distance of 155.40', along said north right-of-way line of Grace Street, to the **True Point of Beginning**.

The above described area contains 0.0112 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 010-033490.

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

Grantor claims title by Instrument Number: 202304060032892.

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