

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 32-T
IMPROVEMENTS OF GRACE STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADE AND RECONSTRUCT WALK AND STEPS
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 898 in Wicklow Addition No. 3 as shown and delineated in Plat Book 7 Page, 106 of the Franklin County Recorder's Office, as conveyed to Irene E. Flores. Prior instrument reference as of the date this survey was prepared: Instrument Number 201301170008978 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) and being the northwest corner of a 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 184.82', along the centerline of Grace Street, to a point, at station 51+17.43 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 at the intersection of the north right-of-way line of Grace Street and the east right-of-way of an unnamed alley (15' wide), 20.00' left of station 51+17.43, and being the **True Point of Beginning**;

Thence N 08°23'15" W a distance of 7.00', along the east right-of-way line of said unnamed alley to a point, 27.00' left of station 51+17.44 of the Grace Street centerline of right-of-way;

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Thence leaving the east right-of-way of said unnamed alley and through said Lot Number 898 the following three (3) courses;

- 1.) N 81°33'21" E a distance of 129.85', to a point, 27.00' left of station 52+47.29 of the Grace Street centerline of right-of-way;
- 2.) N 08°23'19" W a distance of 23.00', to a point, 50.00' left of station 52+47.31 of the Grace Street centerline of right-of-way;
- 3.) N 81°36'25" E a distance of 5.00', to a point on the west right-of-way of N. Ogden Avenue, 50.00' left of station 52+52.31 of the Grace Street centerline of right-of-way;

Thence S 08°23'35" E a distance of 30.00', along the west right-of-way line of Ogden Avenue, to a point at the intersection with the north right-of-way line of Grace Street, 20.00' left of station 52+52.29 of the Grace Street centerline of right-of-way;

Thence S 81°33'27" W a distance of 134.85', along said north right-of-way line of Grace Street to the **True Point of Beginning**;

The above described area contains 0.0243 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 010-022787

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

Grantor claims title by Instrument Number: 201301170008978.

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.

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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