

**EXHIBIT A**

LPA RX 887 T

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Ver. Date 06/16/2023

PID 113775

**PARCEL 17-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 3315, Virginia Military Survey, also being described as Lot Number 21 of Northview on the Hilltop Addition as shown and delineated in Plat Book 16, Page 47 of the Franklin County Recorder's Office, as conveyed to Linda Kay Roberts. Prior instrument reference as of the date this survey was prepared: Instrument Number 201301110006364, of Franklin County, Ohio. Being bounded and described as follows:

**Commencing** at the intersection of the south right-of-way line of Grace Street (50' wide) and the west right-of-way line of N. Westmoor Avenue (50' Wide), 25.00' right of station 20+41.82 of the Grace Street centerline of right-of-way, witnessed by a ¾" iron pipe found N 38°26'00" W a distance of 0.05', 24.95' right of station 20+41.80 of the Grace Street centerline of right-of-way;

Thence N 75°44'20" E a distance of 50.92', crossing N. Westmoor Avenue, to a point at the intersection of said south right-of-way line of Grace Street and the east right-of-way line of N. Westmoor Avenue, the northwest corner of said Lot Number 21, 25.00' right of station 20+92.74 of the Grace Street centerline of right-of-way;

Thence N 75°44'20" E a distance of 28.84', leaving said east right-of-way line of N. Westmoor Avenue and along the south right-of-way line of Grace Street to a point of curvature, 25.00' right of station 21+21.58 of the Grace Street centerline of right-of-way;

Thence along the arc of a curve to the right having an arc length of 91.43', a radius of 1194.79', a delta of 04°23'05", a chord bearing of N 77°55'58" E, a chord length of 91.41', continuing along the south right-of-way line of Grace Street to a point, 25.00' right of station 22+14.93 of the Grace Street centerline of right-of-way and being the **True point of Beginning**;

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Thence along the arc of a curve to the right having an arc length of 20.58', a radius of 1194.79', a delta of 00°59'14", a chord bearing of N 80°37'07" E, a chord length of 20.58', continuing along the south right-of-way line of Grace Street to a point on the west right-of-way line of an unnamed alley (20' wide), 25.00' right of station 22+35.94 of the Grace Street centerline of right-of-way;

Thence S 03°16'08" E a distance of 12.06', along said west right-of-way line of an unnamed alley and the east line of said Lot Number 21, to a point of curvature, 37.00' right of station 22+34.73 of the Grace Street centerline of right-of-way;

Thence leaving said west right-of-way line of an unnamed alley and through said Lot Number 21 along an arc of a curve to the left having an arc length of 20.59', a radius of 1182.79', a delta of 00°59'51", a chord bearing of S 80°33'23" W, a chord length of 20.59' to a point of tangency, 37.00' right of station 22+13.49 of the Grace Street centerline of right-of-way;

Thence continuing through said Lot Number 21 along an arc of a curve to the left having an arc length of 12.08', a radius of 244.57', a delta of 02°49'50", a chord bearing of N 03°15'28" W, a chord length of 12.08' to the **True point of beginning**.

The above described area contains 0.0057 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 010-077230

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

Grantor claims title by Instrument Number: 201301110006364.

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