

EXHIBIT A

LPA RX 887 T

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Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 21-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]

Situated in the State of Ohio, Franklin County, City of Columbus, Survey Number 9197, Virginia Military Survey, also being described as Lot Number 73 of Columbia Park Annex as shown and delineated in Plat Book 15, Page 37 of the Franklin County Recorder's Office, as conveyed to Thomas A. Douthat. Prior instrument reference as of the date this survey was prepared: Instrument Number 201804040043671 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 west right-of-way line of an unnamed alley (20' wide) east of Haldy Avenue (60' wide), said point also being the northeast corner of said Lot Number 73, 25.00' right of station 29+93.25 of the Grace Street centerline of right-of-way, witnessed by a 3/8" iron pin found S 05°01'45" E a distance of 0.57' at 25.57' right of station 29+93.27 of the Grace Street centerline of right-of-way and being the **True point of Beginning**;

Thence S 09°36'01" E a distance of 14.49', along said west right-of-way line of an unnamed alley to a point, 39.40' right of station 29+94.87 of the Grace Street centerline of right-of-way;

Thence S 86°13'40" W a distance of 36.15' leaving said west right-of-way line of an unnamed alley and through said Lot Number 73 to a point, 39.77' right of station 29+58.72 of the Grace Street centerline of right-of-way;

Thence N 02°34'06" W a distance of 14.77' to a point on said south right-of-way line of Grace Street, being 25.00' right of station 29+58.88 of the Grace Street centerline of right-of-way;

Thence N 86°48'59" E a distance of 34.37', along said south right-of-way line of Grace Street to the **True Point of Beginning**.

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The above described area contains 0.0118 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 010-065616.

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

Grantor claims title by Instrument Number: 201804040043671.

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