

EXHIBIT A

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Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 11-T1
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 3315, Virginia Military Survey, also being described as Lot Number 1 in Block Number 3 of Columbia Park Addition as shown and delineated in Plat Book 15, Page 27 of the Franklin County Recorder's Office, as conveyed to 65 Brinker Investments, LLC, an Ohio limited liability company. Prior instrument reference as of the date this survey was prepared: Instrument Number 201712080173303 of Franklin County, Ohio. Being bounded and described as follows:

Commencing at a point being the intersection of the south right-of-way line of Grace Street (50' R/W) and the west right-of-way line of Brinker Avenue (50' R/W), being the northeast corner of said Lot Number 1, 25.00' right of station 13+33.92 of the Grace Street (50' R/W) centerline of right-of-way, witnessed by a 1" iron pin found S 41°04'42" W a distance of 0.25', 25.17' right of station 13+33.74 of the Grace Street (50' R/W) centerline of right-of-way,

Thence with said south right-of-way line of Grace Street (50' R/W) along the arc of a curve to the right having an arc length of 87.23', a radius of 4499.80', a delta of 01°06'38", a chord bearing of S 84°19'10" W, a chord length of 87.23' to a point, 25.00' right of station 12+47.18 of the Grace Street (50' R/W) centerline of right-of-way, said point also being the **True Point of Beginning**;

Thence S 05°07'31" E a distance of 7.00', leaving said south right-of-way line of Grace Street (50' R/W) and through said Lot Number 1 to a point of curvature, 32.00' right of station 12+47.18 of the Grace Street (50' R/W) centerline of right-of-way,

Thence continuing through said Lot Number 1 along the arc of a curve to the right having an arc length of 57.83', a radius of 4506.80', a delta of 00°44'07", a chord bearing of S 85°14'32" W, a chord length of 57.83', to a point on the east right-of-way line of an unnamed alley (20' R/W), on the west line of said Lot Number 1, being 32.00' right of station 11+89.76 of the Grace Street (50' R/W) centerline of right-of-way,

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Thence, N 03°31'01" W a distance of 7.00' along said east right-of-way line of an unnamed alley (20' R/W) and said west line of Lot Number 1 to a point at the intersection of said east right-of-way line of an unnamed alley (20' R/W) and said south right-of-way line of Grace Street (50' R/W), being the northwest corner of said Lot Number 1, 25+00' right of station 11+89.87 of the Grace Street (50' R/W) centerline of right-of-way,

Thence leaving said east right-of-way line, with said south right-of-way line of Grace Street (50' R/W), along the arc of a curve to the left having an arc length of 57.63', a radius of 4499.80', a delta of 00°44'02", a chord bearing of N 85°14'30" E, a chord length of 57.63', to the **True Point of Beginning**;

The above described area contains 0.0093 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 010-065462

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

Grantor claims title by Instrument Number: 201712080173303.

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