

**EXHIBIT A**

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LPA RX 887 T

Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 14A-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 part of Lot 26, Block 1, of Columbia Park Addition as shown and delineated in Plat Book 15, Page 27 as conveyed to Legacy Home Investments, LLC. Prior instrument references as of the date this survey was prepared: Instrument Number 202211030152733, 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 east right-of-way line of N. Westgate Avenue (50' wide), being the northwest corner of said Lot 26 and being a 0.12 acre tract as conveyed to William Jeffreys and Jessica Jeffreys in instrument number 202303070021497, said point also being 25.00' right of station 17+38.53 of the Grace Street centerline of right-of-way, witnessed by a 5/8" iron pipe found N 00°51'43" W a distance of 0.44', 24.57' right of station 17+38.61 of the Grace Street centerline of right-of-way;

Thence along the arc of a curve to the left, having an arc length of 84.98', a radius of 4499.80', a delta of 01°04'55", a chord bearing of N 78°02'32" E, a chord length of 84.98', with the south right-of-way line of Grace Street to a point at the northeast corner of said William Jeffreys and Jessica Jeffreys tract, being 25.00' right of station 18+23.04 of the Grace Street centerline of right-of-way and being the **True point of Beginning**;

Thence along the arc of a curve to the left, having an arc length of 23.15', a radius of 4499.80', a delta of 00°17'41", a chord bearing of N 77°21'14" E, a chord length of 23.15', leaving the northeast corner of said William Jeffreys and Jessica Jeffreys tract and continuing with the south right-of-way line of Grace Street to a point, being 25.00' right of station 18+46.06 of the Grace Street centerline of right-of-way;

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Thence S 12°47'36" E a distance of 12.00', leaving the south right-of-way line of Grace Street and through said Lot 26 to a point, being 37.00' right of station 18+46.06 of the Grace Street centerline of right-of-way,

Thence continuing through said Lot 26 along the arc of a curve to the right, having an arc length of 25.14', a radius of 4511.80', a delta of 00°19'09", a chord bearing of S 77°21'58" W, a chord length of 25.14', to a point on the east property line of said William Jeffreys and Jessica Jeffreys tract, 37.00' right of station 18+21.12 of the Grace Street centerline of right-of-way;

Thence N 03°20'25" W a distance of 12.15' along the east property line of said William Jeffreys and Jessica Jeffreys tract to the **True Point of Beginning**.

The above described area contains 0.0067 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 Numbers 010-065437.

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

Grantor claims title by Instrument Number: 202211030152733.

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.

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Charles W. Price, Jr., P.S. No. 7825

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Date