

**EXHIBIT A**

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LPA RX 887 T

Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 18-T  
IMPROVEMENTS OF GRACE STREET  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
GRADE  
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 No. 62 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 1730 Northstar, LLC, an Ohio Limited Liability Company. Prior instrument reference as of the date this survey was prepared: Instrument Number 202210060141446, Franklin County, Ohio. Being bounded and described as follows:

**Commencing** at a point at the intersection of the north right-of-way line of Grace Street (50' wide) and the west right-of-way line of Huron Avenue (50' wide), 25.00' left of station 23+98.58 of the Grace Street centerline of right-of-way, witnessed by a 1" iron pipe found S 13°28'38" W a distance of 0.26', 24.75' feet left of station 23+98.52 of the Grace Street centerline right-of-way;

Thence S 03°21'47" E a distance of 50.04', crossing said Grace Street, to a point at the intersection of the south right-of-way line of Grace Street and said west right-of-way of Huron Avenue, the northeast corner of said Lot No. 62, 25.00' feet right of station 24+00.47 of the Grace Street centerline of right-of-way and being the **True Point of Beginning**;

Thence S 03°21'47" E a distance of 5.00', along said west right-of-way line of Huron Avenue, to a point of curvature, 30.00' right of station 24+00.66 of the Grace Street centerline of right-of-way;

Thence along the arc of a curve to the left having an arc length of 141.08', a radius of 1189.79', a delta of 06°47'38", a chord bearing of S 85°27'09" W, a chord length of 141.00', leaving said west right-of-way line of Huron Avenue and through said Lot 62, to a point on the east right-of-way line of an unnamed alley (20' wide), 30.00' right of station 22+56.03 of the Grace Street centerline of right-of-way;

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Thence N 03°16'08" W a distance of 5.02', along said east right-of-way line of an unnamed alley to a point on the south right-of-way line of Grace Street, 25.00' right of station 22+56.44 of the Grace Street centerline of right-of-way;

Thence along the arc of a curve to the right having an arc length of 141.07', a radius of 1194.79', a delta of 06°45'54", a chord bearing of N 85°27'28" E, a chord length of 140.99', leaving said east right-of-way line of an unnamed alley and along the south right-of-way line of Grace Street to the **True Point of Beginning**.

The above described area contains 0.0162 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 010-077271.

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

Grantor claims title by Instrument Number: 202210060141446.

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