

EXHIBIT A

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LPA RX 887 T

Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 19-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 3315, Virginia Military Survey, also being described as Lot Number 83 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 David C. Douglass and Elizabeth J. Douglass. Prior instrument reference as of the date this survey was prepared: Instrument Number 200503110044992 of 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 an unnamed alley (20' wide) east of Huron Avenue (50' wide), 25.00' left of station 25+86.50 of the Grace Street centerline of right-of-way, witnessed by a 3/4" iron pipe found S 26°15'19" W a distance of 0.20', 24.81' left of station 25+86.43 of the Grace Street centerline of right-of-way;

Thence S 03°24'44" E a distance of 50.93', crossing Grace Street, to a point at the intersection of the south right-of-way line of Grace Street and said west right-of-way line of said unnamed alley, the northeast corner of said Lot Number 83, 25.00 feet right of station 25+96.19 of the Grace Street centerline of right-of-way and being the **True Point of Beginning**;

Thence S 03°24'44" E a distance of 11.32', along said west right-of-way line of an unnamed alley, to a point, 36.12' right of station 25+98.35 of the Grace Street centerline of right-of-way;

Thence S 86°41'32" W a distance of 27.83', leaving the west right-of-way line of said unnamed alley and through said Lot Number 83 to a point, 41.27' right of station 25+70.49 of the Grace Street centerline of right-of-way;

Thence N 03°20'22" W a distance of 16.52', continuing through said Lot Number 83 to a point on the south right-of-way line of Grace Street, 25.00' right of station 25+67.51 of the Grace Street centerline of right-of-way;

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Thence along the south right-of-way line of Grace Street with an arc of a curve to the right having an arc length of 18.16', a radius of 1194.79', a delta of 00°52'15", a chord bearing of S 82°52'42" E, a chord length of 18.16', to a point of tangency, 25.00' right of station 25+86.05 of the Grace Street centerline of right-of-way;

Thence S 82°26'28" E a distance of 10.15', continuing along the south right-of-way line of Grace Street, to the **True Point of Beginning**.

The above described area contains 0.0089 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 010-077292.

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

Grantor claims title by Instrument Number: 200503110044992.

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