

**EXHIBIT A**

LPA RX 887 T

Page 1 of 2

Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 25-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 2668, Virginia Military Survey, also being described as Lot Number 15 of Van Sickle's Subdivision as shown and delineated in Plat Book 5 Page, 429 of the Franklin County Recorder's Office, as conveyed to Joseph Robert Keaton and Cindy Ellen Keaton. Prior instrument reference as of the date this survey was prepared: Instrument Number 201704200053468 of Franklin County, Ohio. Being bounded and described as follows:

**Commencing** at a ¾" inch Iron pipe found at the intersection of the south right-of-way line of Grace Street (40' wide) and the west right-of-way line of an unnamed alley (15' wide) east of Hague Avenue, said point being the northeast corner of a 3.81 acre tract as conveyed Board of Education of the Columbus City School District in Instrument number 200603290058642 and being the northeast corner of Lot 269 as described in Deed Book 627, Page 387, being 20.00' right of station 44+93.75 of the Grace Street centerline of right-of-way;

Thence N 81°37'11" E a distance of 15.00' leaving the northeast corner of said 3.81 acre tract and crossing said unnamed alley to a point at the intersection of the south right-of-way line of Grace Street and the east right-of-way line of said unnamed alley, at the northwest corner of said Lot Number 15, 20.00' right of station 45+08.75 of the Grace Street centerline of right-of-way;

Thence N 81°37'11" E a distance of 12.33', along the south right-of-way line of Grace Street, to a point, 20.00 feet right of station 45+21.08 of the Grace Street centerline of right-of-way, said point also being the **True Point of Beginning**;

Thence N 81°37'11" E a distance of 75.78', along the south right-of-way line of Grace Street to a point, 20.00' right of station 45+96.86 of the Grace Street centerline of right-of-way,

Thence leaving said south right-of-way line of Grace Street and through said Lot Number 15 the following three (3) courses;

**EXHIBIT A**

Page 2 of 2

LPA RX 887 T

Rev. 07/09

- 1.) S 08°22'49" E a distance of 7.00', to a point, 27.00' right of station 45+96.86 of the Grace Street centerline of right-of-way;
- 2.) S 81°37'11" W a distance of 75.78', to a point, 27.00' right of station 45+21.09 of the Grace Street centerline of right-of-way;
- 3.) N 08°23'59" W a distance of 7.00', to the **True point of Beginning**.

The above described area contains 0.0122 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 010-007965.

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

Grantor claims title by Instrument Number: 201704200053468.

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