

EXHIBIT A

Page 1 of 2

LPA RX 887 T

Rev. 07/09

Ver. Date 06/16/2023

PID 113775

**PARCEL 27-T
IMPROVEMENTS OF GRACE STREET
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
GRADE, RECONSTRUCT WALKWAY, 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 2668, Virginia Military Survey, also being described as Lot Number 15 in Warner's Sunnyside Subdivision as shown and delineated in Plat Book 5, Page 460 of the Franklin County Recorder's Office, as conveyed to Edgardo Garcia. Prior instrument reference as of the date this survey was prepared: Instrument Number 201305150080308 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 (40' wide) and the east right-of-way line of an unnamed alley (15' wide) east of Harris Ave., 20.00' right of station 47+80.76 of the Grace Street centerline of right-of-way, witnessed by a 5/8" iron pipe found S 84°48'03" E a distance of 0.55', said point also being the northwest corner of Lot 969 of Wicklow Addition No. 3 as shown and delineated in Plat Book 7, Page 106 and as conveyed to Alea N. Herman in Instrument Number 202108100140837, being 20.13' right of station 47+81.30 of the Grace Street centerline of right-of-way;

Thence S 82°18'29" W a distance of 15.00', crossing said unnamed alley to a point at the intersection of the south right-of-way line of Grace Street and the west right-of-way line of said unnamed alley, said point being at the northeast corner of said Lot Number 15, being 20.00' right of station 47+65.53 of the Grace Street centerline of right-of-way, being the **True point of Beginning**;

Thence S 08°47'00" E a distance of 4.77', along the west right-of-way line of said unnamed alley, to a point, 24.77' right of station 47+65.56 of the Grace Street centerline of right-of-way;

Thence S 81°29'41" W a distance of 103.26', leaving the west right-of-way line of said unnamed alley and through said Lot Number 15, to a point on the east right-of-way line of Harris Avenue (50' wide), 24.77' right of station 46+62.30 of the Grace Street centerline of right-of-way;

EXHIBIT A

Page 2 of 2

LPA RX 887 T

Rev. 07/09

Thence N 08°54'22" W a distance of 4.77', along said east right-of-way line to a point at the intersection of the south right-of-way line of Grace Street and the east right-of-way line of Harris Avenue, 20.00' right of station 46+62.27 of the Grace Street centerline of right-of-way;

Thence N 81°29'41" E a distance of 103.26', along said south right-of-way line of Grace Street to the **True Point of Beginning**

The above described area contains 0.0113 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 010-030644.

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

Grantor claims title by Instrument Number: 201305150080308.

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