

EXHIBIT A

LPA RX 887 T

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Ver. Date 06/16/2023

PID 113775

**PARCEL 42-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 2668, Virginia Military Survey, part of lots 16, 17, and 18 of Jacob S. Sullivant's Subdivision, recorded in Plat Book 3, Page 317, Recorder's Office, Franklin County, conveyed to Brinson Properties, LTD. in Instrument No. 200904010045149 and Instrument No. 200404080079135. All references to records being on file in the Office of the Recorder, Franklin County, Ohio and being more fully described as follows;

Commencing at the intersection of the south right-of-way line of Grace Street (40' wide) and the east right-of-way line of Richardson Avenue (40' wide), the northwest corner of Lot 23 in D. B. Ong's et al. Subdivision recorded in Plat Book 5, Page 161, Recorder's Office, Franklin County, as conveyed to Mary J. Clevenger in Official Record 29536, Pg. B18, 20.00' right of station 58+55.60 of the Grace Street centerline of right-of-way, witnessed by a 2" iron pipe found S 56°26'19" W a distance of 0.47', 20.20' right of station 58+55.17 of the Grace Street centerline of right-of-way;

Thence N 08°24'42" W a distance 20.00' to a point on the centerline of Grace Street, being station 58+55.60;

Thence N 81°35'18" E a distance of 175.87', along said centerline of Grace Street, to a point, being station 60+31.47;

Thence N 08°24'42" W a distance of 20.00', leaving said centerline of Grace Street, to a point on the north right-of-way line of said Grace Street, the southeast corner of a 0.23 acre tract as conveyed to Shawn D. Harker and Joan G. Harker in Instrument No. 200011160233123 in Franklin County, Ohio, and the southwest corner of said Brinson Properties, LTD tract, 20.00' right of station 60+31.47 of the Grace Street centerline of right-of-way, and being the **True Point of Beginning**;

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Thence N 08°24'34" W a distance of 13.10', along the easterly property line of said Shawn D. Harker and Joan G. Harker, to a point, 33.10' left of station 60+31.47 of the Grace Street centerline of right-of-way;

Thence N 81°35'26" E a distance of 29.32', leaving said east property line of Shawn D. Harker and Joan G. Harker and through said Brinson Properties, LTD tract, to a point, 33.10' left of station 60+60.79 of the Grace Street centerline of right-of-way;

Thence S 08°24'34" E a distance of 13.10', continuing through said Brinson Properties, LTD tract, to a point on said north right-of-way line of Grace Street, 20.00' left of station 60+60.79 of the Grace Street centerline of right-of-way;

Thence S 81°35'18" W a distance of 29.32', along said north right-of-way line of Grace Street, to the **True Point of Beginning**.

The above described area contains 0.0088 acres of land, more or less, of which the present road occupies 0.0000 acres of land, more or less, of which the total acreage is part of Franklin County Auditor's Permanent Parcel Number 010-034328.

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

Grantor claims title by Instrument Number: 200904010045149 and Instrument Number: 200404080079135.

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.

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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