

TEMPORARY CONSTRUCTION EASEMENT
PARCEL 33-T
0.0127 ACRE TRACT (554.3 S.F.)
EXHIBIT "A"

Situate in the City of Columbus, County of Franklin, State of Ohio, Virginia Military Survey No. 971, being part of Reserve "B" of Westfield Addition Subdivision as recorded in Plat Book 18, Page 43 and conveyed to 330 Investments, LLC by deed recorded in Instrument No. 201203130034483 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Franklin County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

BEGINNING at the southeast corner of said Reserve "B", being at the intersection of the north right of way line of Mound Street (50' public right of way, originally dedicated as Dartmoor Road, see City of Columbus Ordinance No. 196-43) with the west right of way line of the 1st Alley West of Ogden Avenue (20' public right of way);

thence along the south line of said Reserve "B" and the north right of way line of said Mound Street, North eighty-one degrees forty-five minutes fifty-nine seconds West (N81°45'59"W) for sixty-three and 73/100 feet (63.73') to the southwest corner of said Reserve "B" and the southeast corner of a parcel of land as conveyed to Jack W. Fry by deed recorded in Instrument No. 200804220061522, being on the north right of way line of said Mound Street;

thence along the west line of said Reserve "B" and the east line of said Fry land, North fourteen degrees twelve minutes three seconds East (N14°12'03"E) for eight and 4/100 feet (8.04');

thence leaving said lines across said Reserve "B", South eighty-one degrees forty-five minutes fifty-nine seconds East (S81°45'59"E) for thirty-eight and 95/100 feet (38.95');

thence continuing across said Reserve "B", North eight degrees fourteen minutes one second East (N08°14'01"E) for two and 00/100 feet (2.00');

thence continuing across said Reserve "B", South eighty-one degrees forty-five minutes fifty-nine seconds East (S81°45'59"E) for twenty-three and 94/100 feet (23.94') to the east line of said Reserve "B" and the west right of way line of said Alley;

thence along said lines, South eight degrees fourteen minutes one second West (S08°14'01"W) for ten and 00/100 feet (10.00') to the **POINT OF BEGINNING**, containing 0.0127 acres (554.3 S.F.), more or less, subject however to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Said bearings originated from said coordinate system by GPS observations and observations of Franklin County Survey Monuments 5/14 and COC 1-83. The portion of the centerline of Mound Street stretching west to east from Binns Boulevard to Ogden Avenue, having a bearing of S81°45'59"E, is designated the "Basis of Bearing" for this description.

This description was prepared under the direction of Cody Schneider, Ohio Registered Surveyor No. 8670, of Woolpert Inc., and is based on a field survey performed during February and March, 2013, as well as February, 2016.

Cody Schneider, PS	Date
Ohio Registered Surveyor No. 8670	