

TEMPORARY CONSTRUCTION EASEMENT
PARCEL 54-T1
0.0136 ACRE TRACT (592.9.0 S.F.)
EXHIBIT "A"

Situate in the City of Columbus, County of Franklin, State of Ohio, Virginia Military Survey No. 971, being part of Lot No. 206 of Westland Addition Extension Subdivision as recorded in Plat Book 18, Page 40 and conveyed to S & S Properties by deed recorded in Official Record 8711116 (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 northwest corner of said Lot No. 206, being at the intersection of the south 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 east right of way line of the 1st Alley West of Wayne Avenue (16' public right of way);

thence along the north line of said Lot No. 206 and the south right of way line of said Mound Street, South seventy-six degrees forty-five minutes fifty-seven seconds East (S76°45'57"E) for one hundred sixteen and 40/100 feet (116.40');

thence leaving said lines across said Lot No. 206 for the following seven (7) courses:

1. South thirteen degrees fourteen minutes eight seconds West (S13°14'08"W) for three and 64/100 feet (3.64');
2. North eighty degrees twenty-two minutes fifty-nine seconds West (N80°22'59"W) for forty-five and 48/100 feet (45.48');
3. North seventy-six degrees forty-four minutes fourteen seconds West (N76°44'14"W) for twenty and 18/100 feet (20.18');
4. North seventy-one degrees twenty-eight minutes twenty-eight seconds West (N71°28'28"W) for forty and 79/100 feet (40.79');
5. North eighty-six degrees twenty-nine minutes thirteen seconds West (N86°29'13"W) for six and 86/100 feet (6.86');
6. South forty-two degrees forty-nine minutes forty-five seconds West (S42°49'45"W) for three and 56/100 feet (3.56');
7. North seventy-six degrees fifty-four minutes fifty-seven seconds West (N76°54'57"W) for one and 67/100 feet (1.67') to the west line of said Lot No. 206 and the east right of way line of said 1st Alley West of Wayne Avenue;

thence along said lines, North thirteen degrees five minutes three seconds East (N13°05'03"E) for seven and 00/100 feet (7.00') to the **POINT OF BEGINNING**, containing 0.0136 acres (592.9 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
Ohio Registered Surveyor No. 8670

Date