

TEMPORARY CONSTRUCTION EASEMENT
PARCEL 43-T1
0.0191 ACRE TRACT (829.9 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. 418 of Westland Addition Extension No. 1 Subdivision as recorded in Plat Book 17, Page 202 and conveyed to Robert Andrew Elswick by deed recorded in Deed Volume 3547, Page 867 (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:

Commencing for reference at the southeast corner of said Lot No. 418, 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 Richardson Avenue (50' public right of way);

thence along the south line of said Lot No. 418 and the north right of way line of said Mound Street, North seventy-six degrees forty-five minutes fifty-seven seconds West (N76°45'57"W) for ten and 00/100 feet (10.00') to the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence continuing along said lines, North seventy-six degrees forty-five minutes fifty-seven seconds West (N76°45'57"W) for one hundred forty-five and 1/100 feet (145.01') to the southwest corner of said Lot No. 418, being the intersection of the north right of way line of said Mound Street with the east right of way line of the 1st Alley West of Richardson Avenue (20' public right of way);

thence along the west line of said Lot No. 418 and the east right of way line of said Alley, North twelve degrees fifty minutes three seconds East (N12°50'03"E) for seven and 00/100 feet (7.00');

thence leaving said lines across said Lot No. 418 for the following four (4) courses:

1. South seventy-six degrees forty-five minutes fifty-seven seconds East (S76°45'57"E) for forty-six and 17/100 feet (46.17');
2. South thirteen degrees fourteen minutes three seconds West (S13°14'03"W) for two and 00/100 feet (2.00');
3. South seventy-six degrees forty-five minutes fifty-seven seconds East (S76°45'57"E) for one hundred three and 86/100 feet (103.86');

4. South fifty-eight degrees two minutes three seconds West (S58°02'03"W) for seven and 5/100 feet (7.05') to the **TRUE POINT OF BEGINNING**, containing 0.0191 acres (829.9 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