

**TEMPORARY CONSTRUCTION EASEMENT**  
**PARCEL 55-T**  
**0.0287 ACRE TRACT (1252.1 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. 207 of Westland Addition Extension Subdivision as recorded in Plat Book 18, Page 40 and conveyed to Howard David Jordan and Brenda Lee Jordan by deed recorded in Instrument No. 200210150257366 (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. 207, 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 Wayne Avenue (50' public right of way);

thence along the south line of said Lot No. 207 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 twenty and 00/100 feet (20.00') 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 twenty-five and 1/100 feet (125.01') to the southwest corner of said Lot No. 207, 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 Wayne Avenue (16' public right of way);

thence along the west line of said Lot No. 207 and the east right of way line of said Alley, North thirteen degrees five minutes three seconds East (N13°05'03"E) for eight and 00/100 feet (8.00');

thence leaving said lines across said Lot No. 207, South seventy-six degrees forty-five minutes fifty-seven seconds East (S76°45'57"E) for one hundred thirty-nine and 1/100 feet (139.01');

thence continuing across said Lot No. 207, North thirteen degrees five minutes three seconds East (N13°05'03"E) for thirty-two and 00/100 feet (32.00') to the north line of said Lot No. 207 and the south line of Lot No. 208 of said Westland Addition Extension Subdivision as conveyed to JZA Realty Investments, LLC by deed recorded in Instrument No. 201301230011788;

thence along said lines, South seventy-six degrees forty-five minutes fifty-seven seconds East (S76°45'57"E) for six and 00/100 feet (6.00') to the northeast corner of said Lot No. 207 and the southeast corner of said Lot No. 208 and on the west right of way line of said Wayne Avenue, from which point a found 3/4" iron pipe bears N27°51'52"W, 1.60';

thence along the east line of said Lot No. 207 and the west right of way line of said Wayne Avenue, South thirteen degrees five minutes three seconds West (S13°05'03"W) for thirty and 00/100 feet (30.00');

thence leaving said lines across said Lot No. 207, South seventy-six degrees thirty-eight minutes twenty-one seconds West ( $S76^{\circ}38'21''W$ ) for twenty-two and 34/100 feet (22.34') to the **TRUE POINT OF BEGINNING**, containing 0.0287 acres (1252.1 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  $S81^{\circ}45'59''E$ , 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.

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Cody Schneider, PS  
Ohio Registered Surveyor No. 8670

Date