

**TEMPORARY CONSTRUCTION EASEMENT  
PARCEL 35-T  
0.0256 ACRE TRACT (1114.2 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. 21 of Westfield Addition Subdivision as recorded in Plat Book 18, Page 43 and conveyed to Charles B. Dygert by deeds recorded in Instrument Numbers 201406130074176 and 201605240065219 (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. 21, 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 Ogden Avenue (50' public right of way);

thence along the south line of said Lot No. 21 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 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 eighty-one degrees forty-five minutes fifty-nine seconds West (N81°45'59"W) for one hundred fifty and 1/100 feet (150.01') to the southwest corner of said Lot No. 21, 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 Ogden Avenue (20' public right of way);

thence along the west line of said Lot No. 21 and the east right of way line of said Alley, North eight degrees fourteen minutes three seconds East (N08°14'03"E) for five and 00/100 feet (5.00');

thence leaving said lines across said Lot No. 21 for the following five (5) courses:

1. South eighty-one degrees forty-five minutes fifty-nine seconds East (S81°45'59"E) for one hundred twenty and 96/100 feet (120.96');
2. North eight degrees fourteen minutes one second East (N08°14'01"E) for three and 00/100 feet (3.00');
3. South eighty-one degrees forty-five minutes fifty-nine seconds East (S81°45'59"E) for twenty-nine and 5/100 feet (29.05');
4. North eight degrees fourteen minutes three seconds East (N08°14'03"E) for twenty-four and 70/100 feet (24.70');
5. South eighty-one degrees forty-five minutes fifty-seven seconds East (S81°45'57"E) for ten and 00/100 feet (10.00') to the east line of said Lot No. 21 and the west right of way line of said Ogden Avenue;

thence along said lines, South eight degrees fourteen minutes three seconds West (S08°14'03"W) for twenty-two and 70/100 feet (22.70');

thence leaving said lines across said Lot No. 21, South fifty-three degrees fourteen minutes two seconds West (S53°14'02"W) for fourteen and 14/100 feet (14.14') to the **TRUE POINT OF BEGINNING**, containing 0.0256 acres (1114.2 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.

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Cody Schneider, PS  
Ohio Registered Surveyor No. 8670

Date