

**TEMPORARY CONSTRUCTION EASEMENT**  
**PARCEL 41-T**  
**0.0317 ACRE TRACT (1379.0 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. 456 of Westland Addition Extension No. 1 Subdivision as recorded in Plat Book 17, Page 202 and conveyed to John M. Duncan and Melinda L. Duncan by deed recorded in Official Record 27368109 (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 southwest corner of said Lot No. 456, 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 east right of way line of Burgess Avenue (50' public right of way);

thence along the west line of said Lot No. 456 and the east right of way line of said Burgess Avenue, North twelve degrees fifty minutes three seconds East (N12°50'03"E) 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 twelve degrees fifty minutes three seconds East (N12°50'03"E) for fourteen and 79/100 feet (14.79');

thence leaving said lines across said Lot No. 456, South forty degrees eleven minutes twelve seconds East (S40°11'12"E) for twenty-eight and 17/100 feet (28.17');

thence continuing across said Lot No. 456, South seventy-six degrees forty-five minutes fifty-seven seconds East (S76°45'57"E) for one hundred thirty-two and 51/100 feet (132.51') to the east line of said Lot No. 456 and the west right of way line of the 1st Alley West of Richardson Avenue;

thence along said lines, South twelve degrees fifty-one minutes forty-one seconds West (S12°51'41"W) for eight and 00/100 feet (8.00') to the southeast corner of said Lot No. 456, being the intersection of the north right of way line of said Mound Street with the west right of way line of said Alley;

thence along the south line of said Lot No. 456 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 one hundred forty-five and 1/100 feet (145.01');

thence leaving said lines across said Lot No. 456, North thirty-one degrees fifty-seven minutes forty-four seconds West (N31°57'44"W) for fourteen and 19/100 feet (14.19') to the **TRUE POINT OF BEGINNING**, containing 0.0317 acres (1379.0 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    Date  
Ohio Registered Surveyor No. 8670