

TEMPORARY CONSTRUCTION EASEMENT
PARCEL 42-T
0.0179 ACRE TRACT (779.1 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. 417 of Westland Addition Extension No. 1 Subdivision as recorded in Plat Book 17, Page 202 and conveyed to Sara F. Jones and George E. Pittman by deed recorded in Instrument No. 199706100018786 (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 northeast corner of said Lot No. 417, 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 Richardson Avenue (50' public right of way);

thence along the east line of said Lot No. 417 and the west right of way line of said Richardson Avenue, South twelve degrees fifty minutes three seconds West ($S12^{\circ}50'03''W$) 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, South twelve degrees fifty minutes three seconds West ($S12^{\circ}50'03''W$) for seven and 36/100 feet (7.36');

thence leaving said lines across said Lot No. 417, North thirty-one degrees fifty-seven minutes fifty-seven seconds West ($N31^{\circ}57'57''W$) for seventeen and 53/100 feet (17.53');

thence continuing across said Lot No. 417, North seventy-six degrees forty-five minutes fifty-seven seconds West ($N76^{\circ}45'57''W$) for one hundred forty-two and 65/100 feet (142.65') to the west line of said Lot No. 417 and the east right of way line of the 1st Alley West of Richardson Avenue (20' public right of way);

thence along said lines, North twelve degrees fifty minutes three seconds East ($N12^{\circ}50'03''E$) for five and 00/100 feet (5.00') to the northwest corner of said Lot No. 417, being the intersection of the south right of way line of said Mound Street with the east right of way line of said Alley;

thence along the north line of said Lot No. 417 and the south right of way line of said Mound Street, South seventy-six degrees forty-five minutes fifty-seven seconds East ($S76^{\circ}45'57''E$) for one hundred eleven and 70/100 feet (111.70');

thence leaving said lines across said Lot No. 417, South thirteen degrees fourteen minutes three seconds West ($S13^{\circ}14'03''W$) for one and 50/100 feet (1.50');

thence continuing across said Lot No. 417, South seventy-six degrees forty-five minutes fifty-seven seconds East ($S76^{\circ}45'57''E$) for fourteen and 83/100 feet (14.83');

thence continuing across said Lot No. 417, North thirteen degrees fourteen minutes three seconds East (N13°14'03"E) for one and 50/100 feet (1.50') to the north line of said Lot No. 417 and the south right of way line of said Mound Street;

thence along said lines, South seventy-six degrees forty-five minutes fifty-seven seconds East (S76°45'57"E) for eighteen and 48/100 feet (18.48');

thence leaving said lines across said Lot No. 417, South thirty-one degrees fifty-seven minutes fifty-seven seconds East (S31°57'57"E) for fourteen and 19/100 feet (14.19') to the **TRUE POINT OF BEGINNING**, containing 0.0179 acres (779.1 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°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