

**PARCEL 5-T**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**0.006 ACRE TRACT (258.84 S.F.)**  
**EXHIBIT A**  
**(3528-E)**

Situated in the State of Ohio, City of Columbus, Franklin County, and being part Lot 25 and part of Lot 26 of the WM. Walter's Forest Hill Addition, as recorded in Plat Book 7, Page 220 and conveyed to Billy James Coffman and Carol Ann Coffman in Deed Volume 2676, Page 132, as recorded in the Franklin County Recorder's Office, and more particularly described as follows:

COMMENCING at a point on the south line of said Lot 26 at the southwest corner of the grantor's tract, the southeast corner of a 0.16 acre tract conveyed to AB Investment Properties, LLC in Instrument Number 201612120170710, and the north right of way of Walsh Avenue, said point being 25.00 feet left of centerline of Existing right of way and Construction of Walsh Avenue at station 209+39.59, said pin being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's west line and the east line of said AB Investment Properties, LLC tract, **North 12 degrees 51 minutes 49 seconds West, 5.00 feet** to a point, said point being 30.00 feet left of the centerline of Existing right of way and Construction of Walsh Avenue at station 209+39.59;
- 2) **Thence**, across the grantor's tract, **North 76 degrees 32 minutes 18 seconds East, 51.74 feet** to a point on the east line of said Lot 25 and the west line of Lot 24 of said WM. Walter's Forest Hill Addition, said point being 30.00 feet left of the centerline of Existing right of way and Construction of Walsh Avenue at station 209+91.38;
- 3) **Thence**, along the east line of said Lot 25 and the west line of said Lot 24, **South 13 degrees 27 minutes 42 seconds East, 5.00 feet** to a point at the southeast corner of said Lot and the southwest corner of said Lot 24 and the north right of way of Walsh Avenue, said point being 25.00 feet left of the centerline of Existing right of way and Construction of Walsh Avenue at station 209+91.38;
- 4) **Thence**, along the south line of said Lot 25 and Lot 26 and the north right of way of Walsh Avenue, **South 76 degrees 32 minutes 18 seconds West, 51.79 feet**, to the **TRUE POINT OF BEGINNING**.

The parcel of land described contains, 0.006 acres, more or less, and is located in Franklin County Auditor's Parcel Number 010-067575.

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, January, 2020.

Station and offset are based off of the centerline of existing right of way and construction of Walsh Ave.

Grantor claim title by Deed Volume 2676, Page 132, as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD 83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observation of selected stations in the Ohio Department of Transportation virtual reference station network establishing the north existing Right of way for Walsh Avenue between an iron pipe found at the northwest corner of Lot 40 and an iron pin found at the northeast corner of Lot 152 in WM. Walter's Forest Hill Addition, recorded in Plat Book 7, Page 220 being North 76 degrees 32 minutes 18 seconds East.

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Richard F. Mathias, P.S.  
Professional Land Surveyor No. 7798

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Date