

**TEMPORARY CONSTRUCTION EASEMENT
PARCEL 51A-T
0.0060 ACRE TRACT (263.4 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. 280 of Westland Addition Extension Subdivision as recorded in Plat Book 18, Page 40 and conveyed to David M. Dickson and Christine M. Dickson by deed recorded in Instrument No. 200403220061598 (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:

BEGINNING at the southwest corner of said Lot No. 280 and said Dickson tract, 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 the 1st Alley West of Eureka Avenue (16' public right of way);

thence along the west line of said Lot No. 280 and said Dickson tract 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. 280 and said Dickson tract, South seventy-six degrees forty-five minutes fifty-seven seconds East (S76°45'57"E) for twenty-one and 15/100 feet (21.15');

thence continuing across said Lot No. 280 and said Dickson tract, South thirteen degrees fourteen minutes three seconds West (S13°14'03"W) for three and 00/100 feet (3.00');

thence continuing across said Lot No. 280 and said Dickson tract, South seventy-six degrees forty-five minutes fifty-seven seconds East (S76°45'57"E) for eighteen and 86/100 feet (18.86') to the east line of said Dickson tract and the west line of a tract of land as conveyed to Paul W. Maclam, Jr. and Marilyn J. Maclam by deed recorded in Deed Volume 3495, page 511;

thence along said lines, South thirteen degrees five minutes three seconds West (S13°05'03"W) for five and 00/100 feet (5.00') to the southeast corner of said Dickson tract and the southwest corner of said Maclam tract, being on the south line of said Lot No. 280 and the north right of way line of said Mound Street, from which point a found 3/4" iron pipe bears N39°16'15"W, 1.22';

thence along the south line of said Lot No. 280 and said Dickson tract 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 forty and 00/100 feet (40.00') to the **POINT OF BEGINNING**, containing 0.0060 acres (263.4 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	Date
Ohio Registered Surveyor No. 8670	