

TEMPORARY CONSTRUCTION EASEMENT
133.8 Square Foot Tract
EXHIBIT "B"
302-T

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot No. 115 of Highland Gardens Addition as described in Plat Book 12, Pages 3 & 4, conveyed to John E. Makris (Auditor's Parcel Number 010-084564-00) as described in Deed Book 3272, Page 187, all references being those of record in Franklin County, Ohio Recorders Office and being more particularly describes as follows:

Beginning for Reference at the southwest corner of said Lot No. 115 and said Makris property, the southeast corner of Lot No. 116 of said Highland Gardens Addition and the property conveyed to Janet L. Brown as described in Instrument Number 201409170122823, and being in the northerly right-of-way line of Garden Road (60');

Thence along the westerly line of said Lot No. 115 and said Makris property, and the easterly line of said Lot No. 116 and said Brown property, North 03°54'18" East, 58.32 feet to the True Point of Beginning of the easement herein described;

Thence continuing along the westerly line of said Lot No. 115 and said Makris property, and the easterly line of said Lot No. 116 and said Brown property, North 03°54'18" East, 21.69 feet;

Thence crossing said Lot No. 115 and said Makris property, North 86°22'51" East, 4.81 feet to a point on the westerly right-of-way line of Indianola Avenue (60');

Thence crossing said Lot No. 115, along the westerly right-of-way line of said Indianola Avenue, South 03°37'09" East, 21.50 feet;

Thence continuing said Lot No. 115 and said Makris property, South 86°22'51" West, 7.65 feet to the **TRUE POINT OF BEGINNING**, containing 133.8 Square Feet, more or less.

Subject to all legal rights-of-way and/or easements, if any of previous record.

The bearings shown on this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of Indianola Avenue, having a bearing of North 03°37'09" West, is designated as the "BASIS OF BEARING" for this description.

This description was prepared by Brian D. Smart, Registered Surveyor No. 7611, of Smart Services, Inc. on January 18, 2019.

Brian D. Smart, P.S.
Registered Surveyor No. 7611

Date