

PARCEL 1-T

TEMPORARY CONSTRUCTION EASEMENT

0.097 ACRE TRACT (4244 S.F.)

EXHIBIT "A"

(3531-E)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 3, Township 2, Range 18, United States Military Lands, and previously recorded in Deed Book 3383 Page 451, and being part of a 4.431 acre tract conveyed to the **DRJ Family LLC** as described in Instrument Number 200712270220181, all references being those of record in Franklin County, Ohio Recorder's Office and being more particularly described as follows:

COMMENCING at a railroad spike in the centerline of Sinclair Road (70' wide) at the southeasterly corner of the 1.730 acre tract (parcel III) as conveyed to the DRJ Family LLC, of record in Instrument Number 200712270220181;

Thence South 02° 54' 50" West, along the said centerline of Sinclair Road, a distance of 216.20 feet to a point;

Thence North 87° 05' 10" West, leaving said centerline of said Sinclair Road, a distance of 30.00 feet to a point at the intersection of the westerly right-of-way line of said Sinclair Road, said point being the **POINT OF BEGINNING** for the herein described easement;

Thence westerly, along an existing utility easement North 87° 57' 33" West, a distance of 23.00 feet through the parcel to a point in the said 4.431 acre tract;

Thence northerly, crossing the said 4.431 acre tract, North 02° 54' 50" East, a distance of 98.56 feet to a point inside the said 4.431 acre tract;

Thence northerly, crossing the said 4.431 acre tract, South 87° 05' 10" East, a distance of 14.00 feet to a point inside the said 4.431 acre tract;

Thence northerly, crossing the said 4.431 acre tract, North 02° 54' 50" East, a distance of 60.00 feet to a point inside the said 4.431 acre tract;

Thence northerly, crossing the said 4.431 acre tract, North 87° 05' 10" West, a distance of 14.00 feet to a point inside the said 4.431 acre tract;

Thence northerly, crossing the said 4.431 acre tract, North 02° 54' 50" East, a distance of 67.36 feet to a point on a northerly property line of said 4.431 acre tract;

Thence South 65° 53' 59" East, along said northerly property line, a distance of 24.67 feet to a point on the existing westerly right-of-way line;

Thence South 02° 54' 50" West, along the said westerly right-of-way line of Sinclair Road, a distance of 216.65 feet to the **POINT OF BEGINNING**.

Containing 0.097 acre (4244 square feet), more or less, all within Franklin County Auditor's parcel number 010-061517, being subject to all other existing and valid easements, conditions, covenants and restrictions of record, if any.

The basis of bearings for the herein described easement are based upon the Sinclair Road centerline bearing of North 02° 54' 50" East and originated from a field traverse which was referenced to the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96) as established by gps observations.

All record references herein are to records filed in the Franklin County Recorder's Office, Franklin County, Ohio.

The above description was prepared under the direct supervision of Daniel J. Hornyak, Registered Professional Surveyor No. 7963 on May 8, 2019 and is based on an actual field survey of the premises performed by Dynotec, Inc. and is correct to the best of my knowledge.

Dynotec, Inc.

Daniel J. Hornyak, P.S.
Registered Professional Surveyor No. 7963

Date