

TEMPORARY CONSTRUCTION EASEMENT
PARCEL 44-T1
0.0190 ACRE TRACT (827.3 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. 381 of Westland Addition Extension No. 1 Subdivision as recorded in Plat Book 17, Page 202 and conveyed to Helen's Funds for Homes, LLC by deed recorded in Instrument No. 201109270122168 (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 northwest corner of said Lot No. 381, 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 north line of said Lot No. 381 and the south right of way line of said Mound Street, South seventy-six degrees forty-five minutes fifty-seven seconds East (S76°45'57"E) for nine and 77/100 feet (9.77') to the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence continuing along said lines, South seventy-six degrees forty-five minutes fifty-seven seconds East (S76°45'57"E) for one hundred fifty-two and 41/100 feet (152.41') to the northeast corner of said Lot No. 381, being the intersection of the south right of way line of said Mound Street with the west right of way line of the 1st Alley West of Terrace Avenue (16' public right of way);

thence along the east line of said Lot No. 381 and the west right of way line of said Alley, South thirteen degrees five minutes three seconds West (S13°05'03"W) for seven and 85/100 feet (7.85');

thence leaving said lines across said Lot No. 381 for the following four (4) courses:

1. North seventy-six degrees fifty-four minutes fifty-seven seconds West (N76°54'57"W) for eighteen and 41/100 feet (18.41');
2. North twelve degrees five minutes zero seconds East (N12°05'00"E) for two and 90/100 feet (2.90');
3. North seventy-six degrees forty-five minutes fifty-seven seconds West (N76°45'57"W) for one hundred thirty-eight and 81/100 feet (138.81');

4. North fifty-seven degrees twenty-two minutes twenty-three seconds East (N57°22'23"E) for six and 97/100 feet (6.97') to the **TRUE POINT OF BEGINNING**, containing 0.0190 acres (827.3 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	