

**TEMPORARY CONSTRUCTION EASEMENT
PARCEL 30-T2
0.0017 ACRE TRACT (75.5 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. 1, Block No. 9 of Wilshire Heights Subdivision as recorded in Plat Book 15, Page 32 and conveyed to Gerda E. Winkler and Bruce Winkler by deed recorded in Instrument No. 200403010043826 (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 a 1" iron pin found at the northeast corner of said Lot No. 1, 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 west right of way line of Warren Avenue (50' public right of way);

thence along the east line of said Lot No. 1 and the west right of way line of said Warren Avenue, South eight degrees fourteen minutes one second West (S08°14'01"W) for ten and 10/100 feet (10.10') to the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence continuing along said lines, South eight degrees fourteen minutes one second West (S08°14'01"W) for twelve and 57/100 feet (12.57');

thence leaving said lines across said Lot No. 1, North eighty-one degrees forty-five minutes fifty-nine seconds West (N81°45'59"W) for five and 00/100 feet (5.00');

thence continuing across said Lot No. 1, North eight degrees fourteen minutes two seconds East (N08°14'02"E) for seventeen and 62/100 feet (17.62');

thence continuing across said Lot No. 1, South thirty-six degrees twenty-eight minutes fifty seconds East (S36°28'50"E) for seven and 11/100 feet (7.11') to the **TRUE POINT OF BEGINNING**, containing 0.0017 acres (75.5 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
Ohio Registered Surveyor No. 8670

Date