

TEMPORARY CONSTRUCTION EASEMENT
PARCEL 5-T
0.0141 ACRE TRACT (613.1 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. 15, Block No. 28 of Wilshire Heights Subdivision as recorded in Plat Book 15, Page 32 and conveyed to Donald L. Bisbee by deeds recorded in Instrument Numbers 201104270054677 and 201111180150970 (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. 15, 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 1st Alley West of Roys Avenue (16' public right of way);

thence along the east right of way line of said Alley, North twelve degrees fifty minutes one second East (N12°50'01"E) for five and 2/100 feet (5.02');

thence leaving said lines across said Lot No. 15 for the following four (4) courses:

1. South eighty-one degrees forty-five minutes fifty-nine seconds East (S81°45'59"E) for ten and 00/100 feet (10.00');
2. North eight degrees fourteen minutes one second East (N08°14'01"E) for ten and 00/100 feet (10.00');
3. South eighty-one degrees forty-five minutes fifty-nine seconds East (S81°45'59"E) for thirty-seven and 47/100 feet (37.47');
4. South eight degrees fourteen minutes one second West (S08°14'01"W) for fifteen and 00/100 feet (15.00') to the south line of said Lot No. 15 and the north right of way line of said Mound Street;

thence along said lines, North eighty-one degrees forty-five minutes fifty-nine seconds West (N81°45'59"W) for forty-seven and 88/100 feet (47.88') to the **POINT OF BEGINNING**, containing 0.0141 acres (613.1 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