

**TEMPORARY CONSTRUCTION EASEMENT  
PARCEL 10-T  
0.0122 ACRE TRACT (530.4 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. 24 of Wilshire Heights Subdivision as recorded in Plat Book 15, Page 32 and conveyed to David T. Dubiel and Stephanie B. Dubiel by deed recorded in Instrument No. 201606200077840 (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 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 Chestershire Road (50' public right of way);

thence along the east line of said Lot No. 1 and the west right of way line of said Chestershire Road, South twelve degrees fifty minutes one second West ( $S12^{\circ}50'01''W$ ) for twenty-eight and 6/100 feet (28.06');

thence leaving said lines across said Lot No. 1, North seventy-seven degrees nine minutes fifty-nine seconds West ( $N77^{\circ}09'59''W$ ) for eighteen and 38/100 feet (18.38');

thence continuing across said Lot No. 1, North eight degrees fourteen minutes one second East ( $N08^{\circ}14'01''E$ ) for twenty-six and 50/100 feet (26.50') to the north line of said Lot No. 1 and the south right of way line of said Mound Street;

thence along said lines, South eighty-one degrees forty-five minutes fifty-nine seconds East ( $S81^{\circ}45'59''E$ ) for twenty and 57/100 feet (20.57') to the **POINT OF BEGINNING**, containing 0.0122 acres (530.4 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.

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| Cody Schneider, PS                | Date |
| Ohio Registered Surveyor No. 8670 |      |