

Columbus Engineering Consultants, Inc.

Consulting Engineers and Surveyors
Subsurface Utility Engineering Specialists

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TEMPORARY CONSTRUCTION EASEMENT (12-T)

(Grantor: IAS Brothers Holding, LLC)

Situated in the State of Ohio, County of Franklin, City of Columbus, and being 0.0035 acre out of the tract conveyed to IAS Brothers Holding, LLC, in Instrument 201303250049015, (further shown upon the attached exhibit), and being described as follows:

Beginning at a point at the intersection of the easterly right-of-way line of Parsons Avenue and the northerly right-of-way line of Southwood Avenue, being the southwesterly corner of the said IAS Brothers Holding, LLC tract;

Thence North 3° 31' 16" East, along the said easterly right-of-way line of Parsons Avenue, a distance of 27.00 feet to a point;

Thence, leaving the said easterly right-of-way line and through the said IAS Brothers Holding, LLC tract, the following three (3) courses:

- 1) South 86° 21' 43" East, a distance of 5.09 feet to a point;
- 2) South 3° 54' 28" West, a distance of 20.98 feet to a point;
- 3) South 40° 10' 36" East, a distance of 8.38 feet to a point in the said northerly right-of-way line of Southwood Avenue;

Thence North 86° 11' 22" West, along the said northerly right-of-way line of Southwood Avenue, a distance of 10.74 feet to the **Point of Beginning**.

Containing 0.0035 acre (153 square feet) out of Franklin County Auditor's Parcel No. 010-010494.

Subject to all other existing and valid easements, restrictions and conditions if any.

Bearings are based on the Ohio State Plane Coordinate System (South Zone, NAD 83) established by gps observations performed in March of 2013.

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Daniel J. Hornyak
Registered Professional Surveyor No. 7963

Date