

TEMPORARY CONSTRUCTION EASEMENT
PARCEL 34-T
0.0157 ACRE TRACT (685.3 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. 22 of Westfield Addition Subdivision as recorded in Plat Book 18, Page 43 and conveyed to Denise Faivre by deeds recorded in Instrument Numbers 199706120021296, 200405030099069, and 201112200165679 (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 northeast corner of said Lot No. 22, 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 Ogden Avenue (50' public right of way);

thence along the east line of said Lot No. 22 and the west right of way line of said Ogden Avenue, South eight degrees fourteen minutes three seconds West (S08°14'03"W) for ten and 00/100 feet (10.00') to the **TRUE POINT OF BEGINNING** of the herein described tract of land;

thence continuing along said lines, South eight degrees fourteen minutes three seconds West (S08°14'03"W) for seventeen and 27/100 feet (17.27');

thence leaving said lines across said Lot No. 22 for the following five (5) courses:

1. North eighty-one degrees eight minutes forty-eight seconds West (N81°08'48"W) for six and 64/100 feet (6.64');
2. North eight degrees twenty-two minutes fifty-eight seconds East (N08°22'58"E) for nineteen and 70/100 feet (19.70');
3. North eighty-one degrees thirty-seven minutes two seconds West (N81°37'02"W) for twenty-seven and 13/100 feet (27.13');
4. North eight degrees twenty-eight minutes twenty-four seconds East (N08°28'24"E) for four and 37/100 feet (4.37');
5. North eighty-one degrees thirty-one minutes thirty-six seconds West (N81°31'36"W) for one hundred twenty-six and 30/100 feet (126.30') to the west line of said Lot No. 22 and the east line of the 1st Alley West of Ogden Avenue (20' public right of way);

thence along said lines, North eight degrees fourteen minutes three seconds East (N08°14'03"E) for two and 53/100 feet (2.53') to the northwest corner of said Lot No. 22, being the intersection of the south right of way line of said Mound Street with the east right of way line of said Alley;

thence along the north line of said Lot No. 22 and the south right of way line of said Mound Street, South eighty-one degrees forty-five minutes fifty-nine seconds East (S81°45'59"E) for one hundred fifty and 1/100 feet (150.01');

thence leaving said lines across said Lot No. 22, South thirty-six degrees forty-five minutes fifty-eight seconds East (S36°45'58"E) for fourteen and 14/100 feet (14.14') to the **TRUE POINT OF BEGINNING**, containing 0.0157 acres (685.3 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	