

17-T
DESCRIPTION OF A 0.002 ACRE
TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Section 22, Township 5 North, Range 22 West of the Refugee Lands, and being part of Reserve "A" of Stegner and Ehring's Subdivision, as recorded in Plat Book 10, Pages 230 and 231 (Franklin County Auditor's Parcel Number 010-048817), as conveyed to Hero Homes Solutions, LLC by deed of record in Instrument No. 201811290161119 (all documents referenced herein are from the Franklin County Recorder's Office), and more particularly described as follows:

All station and offsets referenced in this description are from the right of way centerline of Kossuth Street.

BEGINNING at the intersection of the southerly right of way line of Kossuth Street and the westerly right of way line of Wagner Street, also being the Grantor's northeasterly corner and being 25.00 feet right of centerline station 70+53.79 and being the beginning of the Temporary Construction Easement herein described;

Thence South 03° 19' 44" West a distance of 4.00 feet along the westerly right of way line of Wagner Street and the Grantor's easterly line to a point 29.00 feet right of centerline station 70+53.82;

Thence leaving the westerly right of way line of Wagner Street and the Grantor's easterly line crossing the Grantor's tract on the following two courses;

1. North 86° 13' 35" West a distance of 20.03 feet to a point 29.00 feet right of centerline station 70+33.79;
2. North 03° 46' 25" East a distance of 4.00 feet to a point on the southerly right of way line of Kossuth Street and the Grantor's northerly line, being 25.00 feet right of centerline station 70+33.79;

Thence South 86° 13' 35" East a distance of 20.00 feet along the southerly right of way line of Kossuth Street and the Grantor's northerly line to the POINT OF BEGINNING containing 0.002 acres, more or less, subject to all easements, restrictions and rights of way record.

Prior instruments recorded as of this writing recorded as Instrument No. 201811290161119 in the records of Franklin County.

This description was prepared by Robert J. Sands, Ohio Registered Professional Surveyor number 8053, and is based on an actual field survey conducted by DLZ Ohio, Inc. in 2019.

The bearings for this description are based on Ohio State Plane Coordinate system, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)).

Robert J. Sands,
Professional Surveyor S-8053

Date