

PARCEL 2-T
TEMPORARY CONSTRUCTION EASEMENT
0.003 ACRE TRACT (120 S.F.)
EXHIBIT A
(3528-E)

Situated in the State of Ohio, City of Columbus, Franklin County, and being part of Lot 35 in Hazelwood Addition, as record in Plat Book 7, Page 228, and conveyed to Fernando Mandujano Mora in Instrument Number 200806020084309, as recorded in the Franklin County Recorder's Office, and more particularly described as follows:

COMMENCING at the northwest corner of said Lot 35, and the east right of way of Clarendon Avenue (50 foot right of way) and the south right of way of Springmont Avenue (50 foot right of way), said pipe being 25.00 feet right of centerline of existing right of way of Springmont Avenue at station 206+72.11, said pipe being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the north line of said Lot 35, **North 76 degrees 46 minutes 51 seconds East, 40.00 feet** to a point on the east Line of said Lot 35, said point being 25.00 feet right of the centerline of existing right of way of Springmont Avenue at station 207+12.11;
- 2) **Thence**, along the east line of said Lot 35 and west line of Lot 36 of said Hazelwood Addition, **South 13 degrees 13 minutes 09 seconds East, 3.00 feet** to a point, said point being 28.00 feet right of the centerline of existing right of way of Springmont Avenue at station 207+12.11;
- 3) **Thence**, across the grantor's tract, **South 76 degrees 46 minutes 51 seconds West, 40.00 feet** to a point on the grantor's west line and east right of way of Clarendon Avenue, said point being 28.00 feet right of the centerline of existing right of way of Springmont Avenue at station 206+72.11;
- 4) **Thence**, along the grantor's west line and the east right of way of Clarendon Avenue, **North 13 degrees 13 minutes 09 seconds West, 3.00 feet**, to the **TRUE POINT OF BEGINNING**.

The parcel of land described contains, 0.003 acres, more or less, and is located in Franklin County Auditor's Parcel Number 010-065749.

Description prepared from an actual field survey prepared by 2LMN, Inc. under the supervision of Richard F. Mathias, P.S. # 7798, January, 2020.

Station and offset are based off of the centerline of existing right of way of Springmont Ave.

Grantor claim title by Instrument Number 200806020084309, as recorded in the Franklin County Recorder's Office.

All bearings shown are for project use only and are from the Ohio State Plane Coordinate System, South Zone, NAD83 (CORS96). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observation of selected stations in the Ohio Department of Transportation virtual reference station network establishing the south existing Right of way for Springmont Avenue between an iron pipe found at the northwest corner of Lot 33 and an iron pin found at the northeast corner of Lot 41 in said Hazelwood Addition being North 76 degrees 46 minutes 51 seconds East.

Richard F. Mathias, P.S.
Professional Land Surveyor No. 7798

Date