

PARCEL 3-T
TEMPORARY CONSTRUCTION EASEMENT
0.002 ACRE TRACT (105 S.F.)
EXHIBIT A
(3528-E)

Situated in the State of Ohio, City of Columbus, Franklin County, and being part Lot 22 in Block 10 of the Hilltonia Annex, as recorded in Plat Book 15, Page 22, and conveyed to Silver Moon Investments, LLC in Instrument 202006020076180, as recorded in the Franklin County Recorder's Office, and more particularly described as follows:

COMMENCING at the northeast corner of said Lot 22, and the intersection of west right of way of a 16.0 foot alley and the south right of way of Springmont Avenue, said point being 25.00 feet right of centerline of existing right of way of Springmont Avenue at station 226+01.76, said point being the **TRUE POINT OF BEGINNING** for the parcel herein described:

- 1) **Thence**, along the grantor's east line and the west right of way of said 16.0 foot alley, **South 13 degrees 13 minutes 09 seconds East, 3.00 feet** to a point on the grantor's east line and west right of way of said 16.0 foot alley, said point being 28.00 feet right of the centerline of existing right of way of Springmont Avenue at station 226+01.76;
- 2) **Thence**, across the grantor's tract, **South 76 degrees 46 minutes 51 seconds West, 35.00 feet** to a point, said point being 28.00 feet right of the centerline of existing right of way of Springmont Avenue at station 225+66.76;
- 3) **Thence**, across the grantor's tract, **North 13 degrees 13 minutes 09 seconds West, 3.00 feet** to a point on the north line of said Lot 22 and south right of way of Springmont Avenue, said point being 25.00 feet right of the centerline of existing right of way of Springmont Avenue at station 225+66.76;
- 4) **Thence**, along the north line of said Lot 22 and the south right of way of Springmont Avenue, **North 76 degrees 46 minutes 51 seconds East, 35.00 feet**, to the **TRUE POINT OF BEGINNING**.

The parcel of land described contains, 0.002 acres, more or less, and is located in Franklin County Auditor's Parcel Number 010-068029.

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 202006020076180, 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 Hazelwood Addition in Plat Book 7, Page 228 being North 76 degrees 46 minutes 51 seconds East.

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

Date