

TEMPORARY CONSTRUCTION EASEMENT
205.9 Square Foot Tract
EXHIBIT "B"
709-T

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lot No. 137 of Richard Clayton's City Addition as described in Plat Book 7, Page 44, conveyed to GTC Partners, Ltd. (Auditor's Parcel Number 010-019362-00) as described in Instrument Number 200607280148563, all references being those of record in Franklin County, Ohio Recorders Office and being more particularly describes as follows:

Beginning for Reference at the southwest corner of said Lot No. 137, said point being at the intersection of the easterly right-of-way line of S. Nelson Road (40') with the northerly right-of-way line of E. Walnut Street (30'), thence along the easterly right-of-way line of S. Nelson Road and the westerly line of said Lot No. 137, North 04°03'16" East, 88.50 feet to a point at the southwest corner of said GTC Partners, Ltd. property, said point being the True Point of Beginning of the easement herein described;

Thence continuing along the easterly right-of-way line of S. Nelson Road and the westerly line of said Lot No. 137 and said GTC Partners, Ltd. property, North 04°03'16" East, 29.41 feet to a point at the intersection of the easterly right-of-way line of S. Nelson Road with the southerly right-of-way line of a 15' wide alley, said point being the northwest corner of said Lot 137 and said GTC Partners, Ltd. property,

Thence along the southerly right-of-way line of said 15' wide alley, and along the northerly line of said Lot No. 137 and of said GTC Partners, Ltd. property, South 88°06'06" East, 7.00 feet;

Thence crossing said Lot No. 137 and crossing said GTC Partners, Ltd. property, South 04°03'16" West, 29.41 feet to a point on the southerly line of said GTC Partners, Ltd. property;

Thence crossing said Lot No. 137 and along the southerly line of said GTC Partners, Ltd. property, North 88°04'37" West, 7.00 feet to the **TRUE POINT OF BEGINNING**, containing 205.9 Square Feet, more or less.

Subject to all legal rights-of-way and/or easements, if any of previous record.

The bearings shown on this description are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of S. Nelson Road, having a bearing of North 04°03'16" East, is designated as the "BASIS OF BEARING" for this description.

This description was prepared by Brian D. Smart, Registered Surveyor No. 7611, of Smart Services, Inc. on January 18, 2019.

Brian D. Smart, P.S.
Registered Surveyor No. 7611

Date