

**TEMPORARY CONSTRUCTION EASEMENT
0.0740 ACRE**

Parcel 38-T

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 1, Township 2, Range 18, United States Military Lands, being part of Lot 6 as delineated on the Partition Plat of the Scioto Land Company, Deed Book "A" page 194, destroyed by fire, as demonstrated in Survey Plat Book 3 pages 136-7 (on file in the Franklin County Engineer's Office), descriptions of said partition lots are recorded in Deed Book "A" pages 7 & 14 (all records of the Franklin County Recorder's Office), being part of the property conveyed to KRA Properties, LLC as described in Instrument No. 201107180088641, being designated as Parcel 38-T lying on the right side of the Centerline of Right-of-Way of Worthington Woods Boulevard (Right-of-Way Variable) as shown on the CENTERLINE PLAT OF WORTHINGTON WOODS BOULEVARD, as recorded in Plat Book 132, Page 36, and being more particularly described as follows:

Beginning at the northeast corner of said KRA Properties, LLC property, the same being the northwest corner of the property conveyed to Trinity Place, LLC as described in Instrument No. 201106160075645, being on the southerly right-of-way line of Worthington Woods Boulevard as shown in Plat Book 58, Page 89, being 40.00 feet Right of Station 41+32.86 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the easterly line of said KRA Properties, LLC property, and the westerly line of said Trinity Place, LLC property, **South 03 degrees 07 minutes 29 seconds West, 10.00 feet** to a point 50.00 feet Right of Station 41+32.81 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said KRA Properties, LLC property, **North 87 degrees 10 minutes 15 seconds West, 129.35 feet** to a point 50.00 feet Right of Station 40+03.46 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said KRA Properties, LLC property, along a curve to the right having a Delta Angle of 07 degrees 55 minutes 49 seconds, a Radius of 1050.34 feet, an Arc Length of 145.38 feet, along a Chord Bearing **North 83 degrees 12 minutes 20 seconds West, 145.26 feet** to a point 50.00 feet Right of Station 38+65.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said KRA Properties, LLC property, **North 71 degrees 53 minutes 52 seconds West, 47.40 feet** to a point 45.00 feet Right of Station 38+20.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said KRA Properties, LLC property, **South 81 degrees 39 minutes 37 seconds West, 23.74 feet** to the westerly line of said KRA Properties, LLC property, being in the southerly right-of-way line of said Worthington Woods Boulevard, and being 54.00 feet Right of Station 37+99.07 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the westerly line of said KRA Properties, LLC property, along the southerly right-of-way line of said Worthington Woods Boulevard, along a curve to the right having a Delta Angle of 72 degrees 01 minutes 34 seconds, a Radius of 20.00 feet, an Arc Length of 25.14 feet, along a Chord Bearing **North 67 degrees 29 minutes 20 seconds East, 23.52 feet** to a point in the northerly line of said KRA Properties, LLC property, being in the southerly right-of-way line of said Worthington Woods Boulevard, and being 40.00 feet Right of Station 38+17.12 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the northerly line of said KRA Properties, LLC property, along the southerly right-of-way line of said Worthington Woods Boulevard, along a curve to the left having a Delta Angle of 10 degrees 40 minutes 22 seconds, a Radius of 1040.34 feet, an Arc Length of 193.79 feet, along a Chord Bearing **South 81 degrees 50 minutes 03 seconds East, 193.51 feet** to a point being 40.00 feet Right of Station 40+03.46 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

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Thence along the northerly line of said KRA Properties, LLC property, along the southerly right-of-way line of said Worthington Woods Boulevard, **South 87 degrees 10 minutes 15 seconds East, 129.40 feet** to the TRUE POINT OF BEGINNING, containing 0.0740 acre (3221.6 Square Feet), more or less, all of which is contained within Franklin County Auditor's Parcel Number 610-201247-00.

Subject to all, legal, easements, rights-of-way, conditions and restrictions.

Bearings 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 Static GPS observations processed through OPUS. The portion of the centerline of Worthington Woods Boulevard, having a bearing of South 86 degrees 33 minutes 47 seconds East, is designated as the "BASIS OF BEARING" for this description.

Address: 7540-7556 Reliance Street, Columbus, Ohio 43085

This description was prepared by Brian D. Smart, Registered Surveyor No. 7611, of Smart Services, Inc. on September 24, 2021 and is based upon actual field measurements performed by Smart Services, Inc.

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

Date