

**TEMPORARY CONSTRUCTION EASEMENT  
0.0043 ACRE**

**Parcel 43-T1**

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 Worthington Woods Office Centre Condominiums (Auditor's Parcel Number HOA2787472) as shown on Condominium Plat Book 37, Page 17 and Official Record 8783E15, being designated as Parcel 43-T1 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 for Reference at the northeast corner of said condominium property, said point being the northwest corner of the property conveyed to A. & J. Rentals LLC. as described in Instrument No. 201204250057214, being on the southerly right-of-way line of Worthington Woods Boulevard as shown in Plat Book 60, Page 14 and Plat Book 64, Page 50, said point being 40.00 feet Right of Station 51+07.01 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the northerly line of said condominium property, along the southerly right-of-way line of said Worthington Woods Boulevard, along a curve to the right having a Delta Angle of 06 degrees 28 minutes 16 seconds, a Radius of 1076.00 feet, an Arc Length of 121.53 feet, along a Chord Bearing **South 71 degrees 21 minutes 41 seconds West, 121.46 feet** to a point 40.00 feet Right of Station 49+90.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard, said point being the True Point of Beginning of the easement herein described;

Thence crossing said condominium property, **South 68 degrees 51 minutes 25 seconds West, 41.94 feet** to a point 45.00 feet Right of Station 49+50.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said condominium property, **South 85 degrees 35 minutes 24 seconds West, 36.78 feet** to a point in the northerly line of said condominium property, and in the southerly right-of-way line of said Worthington Woods Boulevard, being 40.00 feet Right of Station 49+15.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the northerly line of said condominium property, along the southerly right-of-way line of said Worthington Woods Boulevard, along a curve to the left having a Delta Angle of 04 degrees 08 minutes 52 seconds, a Radius of 1076.00 feet, an Arc Length of 77.89 feet, along a Chord Bearing **North 76 degrees 40 minutes 15 seconds East, 77.88 feet** to the TRUE POINT OF BEGINNING, containing 0.0043 acre (185.5 Square Feet), more or less, all of which is contained within Franklin County Auditor's Parcel Number HOA2787472.

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.

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0.0043 ACRE**

**Parcel 43-T1**

Address: 1277-1319 Worthington Woods Boulevard and 7540-7550 Pingue Drive, 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.

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

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Date