

**TEMPORARY CONSTRUCTION EASEMENT  
0.0609 ACRE**

**Parcel 46B-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, and part of Lot 3 as delineated on the Resubdivision of Lots 46 and 47, In the Ravines at Deer Creek, as recorded in Plat Book 83, Page 81 (all records of the Franklin County Recorder's Office), being part of multiple parcels conveyed to Giuseppe A. Pingue as described in Official Record 32408 J13 and Instrument No. 200301290028503, being designated as Parcel 46B-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 for Reference at a Mag Spike Set at the intersection of the centerline of Worthington Woods Boulevard with the centerline of Oakmeadows Drive (60' wide) as shown on The Ravines at Deer Creek, as recorded in Plat Book 64, Page 50, said intersection being at Station 53+66.39 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the centerline of said Oakmeadows Drive, South 36 degrees 13 minutes 09 seconds East, 53.57 feet to a point, said point being 53.57 feet Right of Station 53+66.39 of the Centerline of Worthington Woods Boulevard;

Thence crossing the right-of-way of said Oakmeadows Drive, North 53 degrees 46 minutes 51 seconds East, 30.71 feet to an Iron Pin Set, said point being on the easterly right-of-way line of said Oakmeadows Drive, and on the westerly line of a parcel conveyed to Giuseppe A. Pingue as described in Official Record 10290 B18, and being 54.00 feet Right of Station 53+95.59 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the easterly right-of-way line of said Oakmeadows Drive, and the westerly line of said Giuseppe A. Pingue property, along a non-tangent curve to the right having Delta Angle of 72 degrees 02 minutes 35 seconds, a Radius of 20.00 feet, an Arc Length of 25.15 feet, along a Chord Bearing North 15 degrees 08 minutes 40 seconds East, a Chord Distance of 23.52 feet to a 3/4" Pipe Found at a point of reverse curve in the southerly right-of-way line of said Worthington Woods Boulevard, said point being in the northerly line of said Giuseppe A. Pingue property, and also being 40.00 feet Right of Station 54+13.67 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the southerly right-of-way line of said Worthington Woods Boulevard, and the northerly line of said Giuseppe A. Pingue property, along a curve to the left having a Delta Angle of 11 degrees 57 minutes 43 seconds, a Radius of 1076.00 feet, an Arc Length of 224.65 feet, along a Chord Bearing North 45 degrees 11 minutes 05 seconds East, a Chord Distance of 224.24 feet to the Point of Beginning of the parcel herein described, said point being a northerly corner of said Pingue properties (parcel number 610-209076-00), the same being the southwesterly corner of a parcel conveyed to Giuseppe A. Pingue as described in Instrument Number 200301290028503 (parcel number 610-204080-00), said point also being 40.00 feet Right of Station 56+29.96 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the northerly line of said Pingue properties, and the southerly right of way line of said Worthington Woods Boulevard, along a curve to the left having a Delta Angle of 02 degrees 04 minutes 23 seconds, a Radius of 1076.00 feet, an Arc Length of 38.93 feet, along a Chord Bearing **North 38 degrees 10 minutes 03 seconds East, 38.93 feet** to a point, said point being 40.00 feet Right of Station 56+67.45 of the centerline of Right-of-Way of Worthington Woods Boulevard;

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Thence continuing along the northerly line of said Pingue properties, and the southerly right of way line of said Worthington Woods Boulevard, **North 37 degrees 07 minutes 51 seconds East, 197.55 feet** to a point in the northerly line of said Lot 3, said point being 40.00 feet Right of Station 58+65.00 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Lot 3 and said Pingue properties, **South 52 degrees 52 minutes 09 seconds East, 10.00 feet** to a point, said point being 50.00 feet Right of Station 58+65.00 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Pingue properties, **South 37 degrees 07 minutes 51 seconds West, 150.00 feet** to a point, said point being 50.00 feet Right of Station 57+15.00 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Pingue properties, **South 32 degrees 03 minutes 56 seconds West, 66.20 feet** to a point, said point being 56.00 feet Right of Station 56+50.00 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Pingue properties, **South 46 degrees 34 minutes 05 seconds West, 21.30 feet** to a point, said point being 53.07 feet Right of Station 56+29.96 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the common line of said Pingue properties, **North 50 degrees 47 minutes 46 seconds West, 13.07 feet** to the Point of Beginning, containing 0.0609 acre (2654.7 Square Feet), more or less, 0.0534 acre from Franklin County Auditor's Parcel Number 610-209080, and 0.0075 acre from Franklin County Auditor's Parcel Number 610-234030.

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: 1445-1461 Worthington Woods Boulevard, Columbus, Ohio 43085

This description was prepared by Brian D. Smart, Registered Surveyor No. 7611, of Smart Services, Inc. on April 5, 2022 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