

**PARCEL 12 - T**

**0.008 ACRE**

**TEMPORARY CONSTRUCTION EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY FOR CONSTRUCTION OF PLAN 3695-E  
AND TO GRADE FOR 36 MONTHS FROM THE DATE OF ENTRY IN THE NAME  
AND FOR THE USE OF**

**CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

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Being a parcel of land lying on the left side of the centerline of right-of-way of Lee Road as shown on a centerline survey plat set made in 2023 for the City of Columbus titled "Central College and Ulry Road Reconstruction" as recorded in Plat Book \_\_\_\_\_, Pages \_\_\_\_\_ of the record of Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 2 North, Range 17 West, United States Military District, and being on, over and across that 27.869 acre tract conveyed to Sprucecommonsplus, LLC by deed of record in Instrument Number 202111050202346, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the northeasterly corner of said 27.869 acre tract at the northwesterly corner of that tract conveyed to Franklin County Commissioner by deed of record in Official Record 23150H09, being in the southerly line of that 0.97 acre tract conveyed to Thomas J. Hemmert and Jacqueline S. Hemmert by deed of record in Official Record 15417C14, in the centerline of Old Central College Road West, located 40.00 feet left of existing centerline of right-of-way of Lee Road station 84+48.93;

Thence North 75° 06' 20" West, with the line common to said 27.869 and 0.97 acre tract, and with said centerline, a distance of 51.97 feet to a common corner thereof in the westerly terminus of the right-of-way of said Old Central College Road West, being the TRUE POINT OF BEGINNING, located 87.76 feet left of existing centerline of right-of-way of Lee Road station 84+28.44;

## EXHIBIT A

Thence South  $03^{\circ} 46' 36''$  West, along the westerly right-of-way line of said Old Central College Road West and across said 27.869 acre tract a distance of 30.57 feet to a point in the southerly right-of-way line of said Old Central College Road West, located 70.51 feet left of existing centerline of right-of-way of Lee Road station 84+03.19;

Thence North  $33^{\circ} 06' 36''$  West, across said 27.869 acre tract and that portion of Central College Road vacated by Road Record 27, Page 162, on file with the Franklin County Engineers Office, a distance of 19.46 feet to a point, located 88.94 feet left of existing centerline of right-of-way of Lee Road station 84+09.45;

Thence North  $14^{\circ} 53' 40''$  East, across said 27.869 acre tract and said vacated right-of-way, a distance of 33.83 feet to a point, located 102.28 feet left of existing centerline of right-of-way of Lee Road station 84+40.54;

Thence South  $75^{\circ} 06' 20''$  East, across said 27.869 acre tract and said vacated right-of-way, a distance of 5.26 feet to a point in the line common to said 27.864 and 0.97 acre tracts, the westerly right-of-way line of said Old Central College Road West, located 97.45 feet left of existing centerline of right-of-way of Lee Road station 84+42.62;

Thence South  $03^{\circ} 46' 36''$  West, with said common line and the westerly right-of-way line of said Old Central College Road West, a distance of 17.17 feet to the TRUE POINT OF BEGINNING, containing 0.008 acre, more or less, of which the present road occupies 0.000 acre from Auditor's Parcel Number 600-303206.

The Bearings shown herein are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (NSRS 2007). Control for bearings was from coordinates of monuments D5RESET and 8825RESET, having a bearing of South  $45^{\circ} 01' 28''$  West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in 2020, 2021 and 2022.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer  
Professional Surveyor No. 8485

Date