

PARCEL 7-SH
STANDARD HIGHWAY EASEMENT
WAGGONER ROAD
CITY OF COLUMBUS, OHIO
EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Quarter Township 4, Township-1-North, Range-16-West, United States Military Lands, being part of that 4.808 acre tract as conveyed to the RAVINES AT WAGGONER PARK CONDOMINIUM ASSOCIATION, by deed of record in Instrument Number 200209250239118, and as shown on the plat for "RAVINES AT WAGGONER PARK CONDOMINIUM" as recorded in Condominium Plat Book 100, page 32, all records herein are from the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning for Reference at Franklin County Monument FCGS 5011 at the centerline intersection of East Broad Street (State Route 16) and Waggoner Road (County Road 106);

Thence North 04°17'49" East, a distance of 808.48 feet, along the centerline of Waggoner Road to a point in said centerline;

Thence South 85°42'11" East, a distance of 30.00 feet, perpendicular to the centerline of Waggoner Road to an iron pipe set the intersection with the existing easterly right-of-way line of Waggoner Road with the southerly line of said 4.808 acre tract, and being the **True Point of Beginning**;

Thence North 04°17'49" East, a distance of 51.31 feet, along the existing easterly right-of-way line of Waggoner Road, and across said 4.808 acre tract to an iron pipe set at a point of tangent curvature;

Thence northwesterly, along the arc of a curve to the left for 248.07 feet, along the existing easterly right-of-way line of Waggoner Road, and across said 4.808 acre tract, having a radius of 849.02 feet (1924 County Road Plan), a central angle of 16°44'28", a chord bearing of North 04°04'25" West, a chord distance of 247.19 feet to an iron pipe set at a point of non-tangent curvature in the northerly line of said 4.808 acre tract;

Thence northeasterly, along the arc of a curve to the left for 30.08 feet, along a northerly line of said 4.808 acre tract, along a portion of the southerly line of the remainder of that 59.518 acre tract as conveyed to THE RAVINES AT WAGGONER PARK, LTD., by deed of record in Instrument Number 200110310251578, and along a portion of a southerly line of that 7.898 acre tract as conveyed to the RAVINES AT WAGGONER PARK CONDOMINIUM ASSOCIATION, by deed of record in Instrument Number 200903130035669, and as shown on the plat for "RAVINES AT WAGGONER PARK CONDOMINIUM, ELEVENTH AMENDMENT", Part 3, as recorded in Condominium Plat Book 209, Page 22 having a radius of 157.50 feet, a central angle of 10°56'34", a chord bearing of North 80°20'49" East, a chord distance of 30.03 feet to an iron pipe set at the intersection with the proposed easterly right-of-way line of Waggoner Road;

Thence South 16°28'08" East, a distance of 50.00 feet, along the proposed easterly right-of-way line of Waggoner Road, and across said 4.808 acre tract to an iron pipe set;

Thence South 03°20'00" East, a distance of 256.88 feet, along the proposed easterly right-of-way line of Waggoner Road, and across said 4.808 acre tract to an iron pipe set at the intersection with the southerly line of said 4.808 acre tract;

Thence South 44°41'33" West, a distance of 2.30 feet, along a southerly line of said 4.808 acre tract, and along a northerly line of the remainder of that 34.259 acre tract as conveyed to MEIJER STORES LIMITED PARTNERSHIP, by deed of record in Instrument Number 200008280172473, to an iron pipe set;

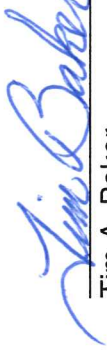
Thence North 85°42'11" West, a distance of 43.51 feet, perpendicular to the centerline of Waggoner Road, along a southerly line of said 4.808 acre tract, and along a northerly line of the remainder of said Meijer 34.259 acre tract, to the **True Point of Beginning**, containing 0.237 acres, more or less, which has no Franklin County Auditor's Parcel Number, and being subject to all easements, restrictions and rights of way of record.

Bearings are based on the bearing of North 04°17'49" East for the centerline of Waggoner Road, as determined by a network of GPS field observations performed in May 2016, between Franklin County Monuments FCGS 5011 and FCGS 1276, Ohio State Plane Coordinate System, South Zone, NSRS 2007.

All iron pipes set are 3/4", 30 inches in length, with a yellow cap stamped "STANTEC".

This description was prepared by Tim A. Baker, Registered Surveyor No. 7818, of Stantec Consulting Services Inc. on July 29, 2016.



 7-29-16
Tim A. Baker Date
Professional Surveyor No. S-7818

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T-12- ~~BD~~
Reduce Assessed
Average only
in Common Area
0.237 acre
Highway Easement
out of
(515)
261102
Through
(515)
261126





PARCEL 7-SH HIGHWAY EASEMENT
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

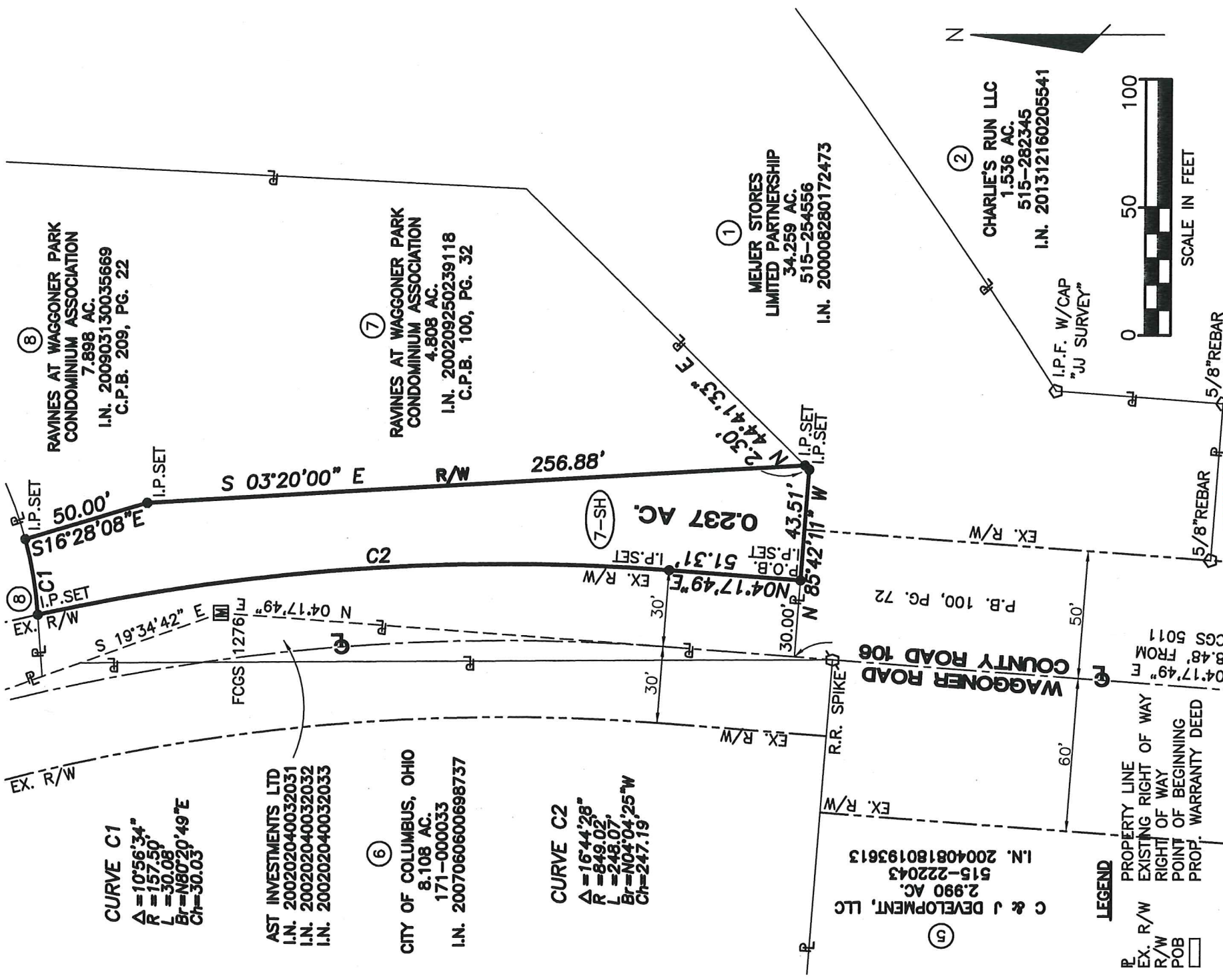
DATE: 06/30/16

3123-E PLAN

SCALE: 1" = 50'

EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF A 4.808 ACRE TRACT, AS DESCRIBED IN I.N. 200209250239118, AS SHOWN IN CONDOMINIUM PLAT BOOK 100, PAGE 32.



CURVE C1
 $\Delta = 10^{\circ}56'34''$
 $R = 157.50'$
 $L = 30.08'$
 $Bt = N80^{\circ}29'49''E$
 $Ct = 30.03'$

AST INVESTMENTS LTD
 I.N. 200202040032031
 I.N. 200202040032032
 I.N. 200202040032033

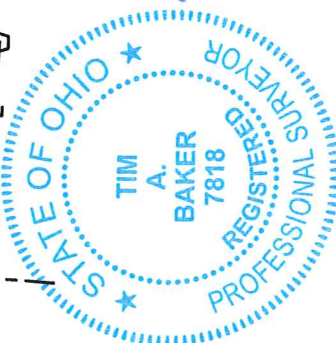
CITY OF COLUMBUS, OHIO
 8.108 AC.
 171-000033
 I.N. 2007060600698737

CURVE C2
 $\Delta = 16^{\circ}44'28''$
 $R = 849.02'$
 $L = 248.07'$
 $Bt = N04^{\circ}04'25''W$
 $Ct = 247.19'$

C & J DEVELOPMENT, LLC
 2.990 AC.
 515-222043
 I.N. 200408180193613

- LEGEND**
- PROPERTY LINE
 - EX. R/W EXISTING RIGHT OF WAY
 - R/W RIGHT OF WAY
 - POB POINT OF BEGINNING
 - ▭ PROP. WARRANTY DEED

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREIN ARE BASED ON THE CENTERLINE OF WAGGONER ROAD AS BEING NORTH 04°17'49" EAST FROM A FIELD SURVEY (MAY 2016) USING GPS METHODS FROM FCGS 5011 TO FCGS 1276 RESET, BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NORTH AMERICAN DATUM 1983 (NSRS 2007).



BY: *Tim A. Baker* 8-3-16
 TIM BAKER, P.S.
 REGISTERED SURVEYOR NO. 7818
 DATE _____
 DRAWN BY: TB CHK BY: SER DATE _____

