

**PARCEL 16-CH  
CHANNEL 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 Lot 448 as conveyed to SCOTT J. ROUTTE, by deed of record in Instrument Number 201102080019537, and as shown on the plat for "THE WOODS AT JEFFERSON, SECTION 7", as recorded in Plat Book 89, page 63, all records herein are from the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**Beginning** at the northwest corner of Lot 448 of said subdivision entitled "THE WOODS AT JEFFERSON, SECTION 7", in the existing easterly right-of-way line of Waggoner Road;

Thence northeasterly, along an arc of a curve to the right for 26.36 feet, along the northwesterly line of said Lot 448, and along the existing southerly right-of-way line of Arbor Rose Way, having a radius of 20.00 feet, a central angle of  $75^{\circ}31'21''$ , a chord direction of North  $41^{\circ}16'03''$  East, a chord distance of 24.50 feet to a point;

Thence South  $19^{\circ}43'52''$  West, a distance of 35.79 feet, across said Lot 448 to a point;

Thence South  $03^{\circ}30'23''$  West, a distance of 95.00 feet, across said Lot 448 to a point in the southerly line of said Lot 448;

Thence North  $86^{\circ}29'37''$  West, a distance of 5.00 feet, along the southerly line of said Lot 448, to the southwest corner of said Lot 448;

Thence North  $03^{\circ}30'23''$  East, a distance of 110.00 feet, along the westerly line of said Lot 448 to the **Point of Beginning**, containing 0.017 acres, more or less, which lies within Franklin County Auditor's Parcel 515-245500, and being subject to all easements, restrictions and rights of way of record.

Bearings are based on the bearing of North  $04^{\circ}17'49''$  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 June 17, 2016.



*Tim Baker* 6-17-16  
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Tim A. Baker Date  
Professional Surveyor No. S-7818



# PARCEL 16-CH CHANNEL EASEMENT

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

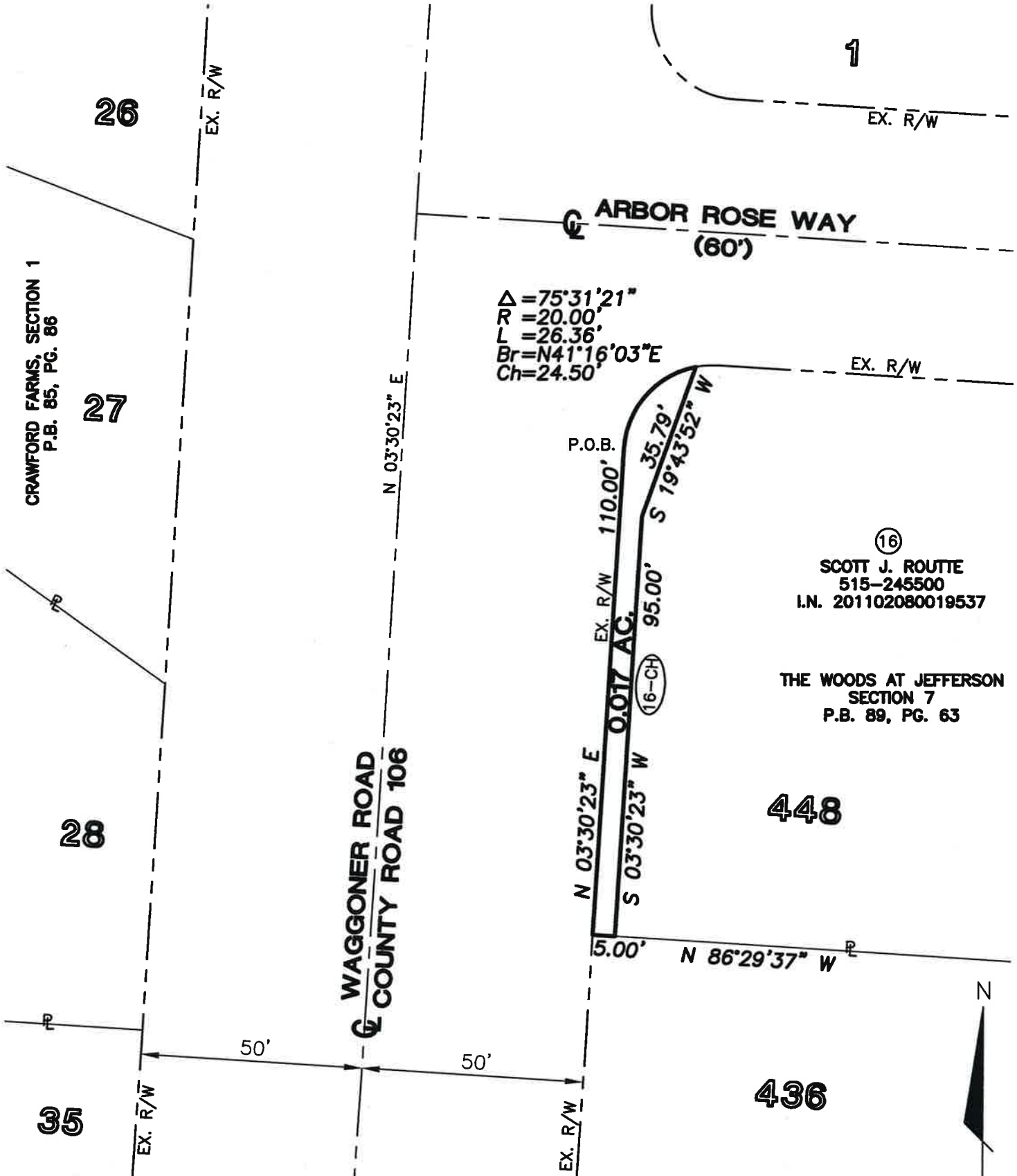
DATE: 06/23/16

3123-E PLAN

SCALE: 1" = 30'

## EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF A LOT 448 OF THE WOODS AT JEFFERSON, SECTION 7, AS DESCRIBED IN PLAT BOOK 89, PAGE 63.



$\Delta = 75^{\circ}31'21''$   
 $R = 20.00'$   
 $L = 26.36'$   
 $Br = N41^{\circ}16'03''E$   
 $Ch = 24.50'$

(16)  
 SCOTT J. ROUTTE  
 515-245500  
 I.N. 201102080019537

THE WOODS AT JEFFERSON  
 SECTION 7  
 P.B. 89, PG. 63

### LEGEND

- PROPERTY LINE
- EX. R/W EXISTING RIGHT OF WAY
- R/W RIGHT OF WAY
- POB POINT OF BEGINNING
- PROP. CHANNEL EASEMENT

**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 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 Baker* 6-23-16  
 TIM BAKER, P.S. DATE  
 REGISTERED SURVEYOR NO. 7818

DRAWN BY: TB CHK BY: SER DATE

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Lot Name: 16-CH  
Lot Description: CHANNEL EASEMENT  
Lot ID: 515-245500  
Lot Owner: SCOTT J. ROUTTE  
Lot Area (Square Feet): 743  
Lot Area (Acres): 0.017  
Lot Perimeter: 272.153  
Closing Direction: S18°14'20.4"W  
Closing Distance: 0.0003

Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
PC	726197.0229	1886834.8873		
RP	726195.7997	1886854.8499		
Curve Direction:		CW		
Radial In:		S86°29'37.1"E		
D.O.C Arc:		286°28'44.0"		
D.O.C Chord:		N/A		
Radius:		20.000		
Delta angle:		75°31'21.0"		
Tangent length:		15.492		
Arc length:		26.362		
Chord Direction:		N41°16'03.4"E		
Chord length:		24.495		
External:		5.298		
Middle ordinate:		4.189		
Radial Out:		N10°58'16.1"W		
Point	Northing	Easting	Direction	Distance
PT	726215.4342	1886851.0436	S19°43'51.9"W	35.790
	726181.7455	1886838.9607	S03°30'22.9"W	95.000
	726086.9233	1886833.1505	N86°29'37.1"W	5.000
	726087.2291	1886828.1599	N03°30'22.9"E	110.000
End	726197.0232	1886834.8874		
Error of Closure		1 : 826667		
Departure in Y (Northing):		-0.0003		
Departure in X (Easting):		-0.0001		