

**PARCEL 14-T
TEMPORARY EASEMENT
TO GRADE SLOPES
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 435 as conveyed to KIMBERLY D. BEDDOW, by deed of record in Instrument Number 200903030028445 and Instrument Number 200007170140579, 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 435 of said subdivision entitled "THE WOODS AT JEFFERSON, SECTION 7", in the existing easterly right-of-way line of Waggoner Road;

Thence South 67°12'12" East, a distance of 10.60 feet, along the northerly line of said Lot 435 to a point;

Thence South 03°30'23" West, a distance of 45.00 feet, across said Lot 435 to a point;

Thence South 34°43'29" West, a distance of 19.29 feet, across said Lot 435, to a point in the westerly line of said Lot 435;

Thence North 03°30'23" East, a distance of 65.00 feet, along the westerly line of said Lot 435 to the **Point of Beginning**, containing 0.013 acres, more or less, which lies within Franklin County Auditor's Parcel 515-245487, 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 June 16, 2016.




Tim A. Baker Date
Professional Surveyor No. S-7818



PARCEL 14-T TEMPORARY EASEMENT

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

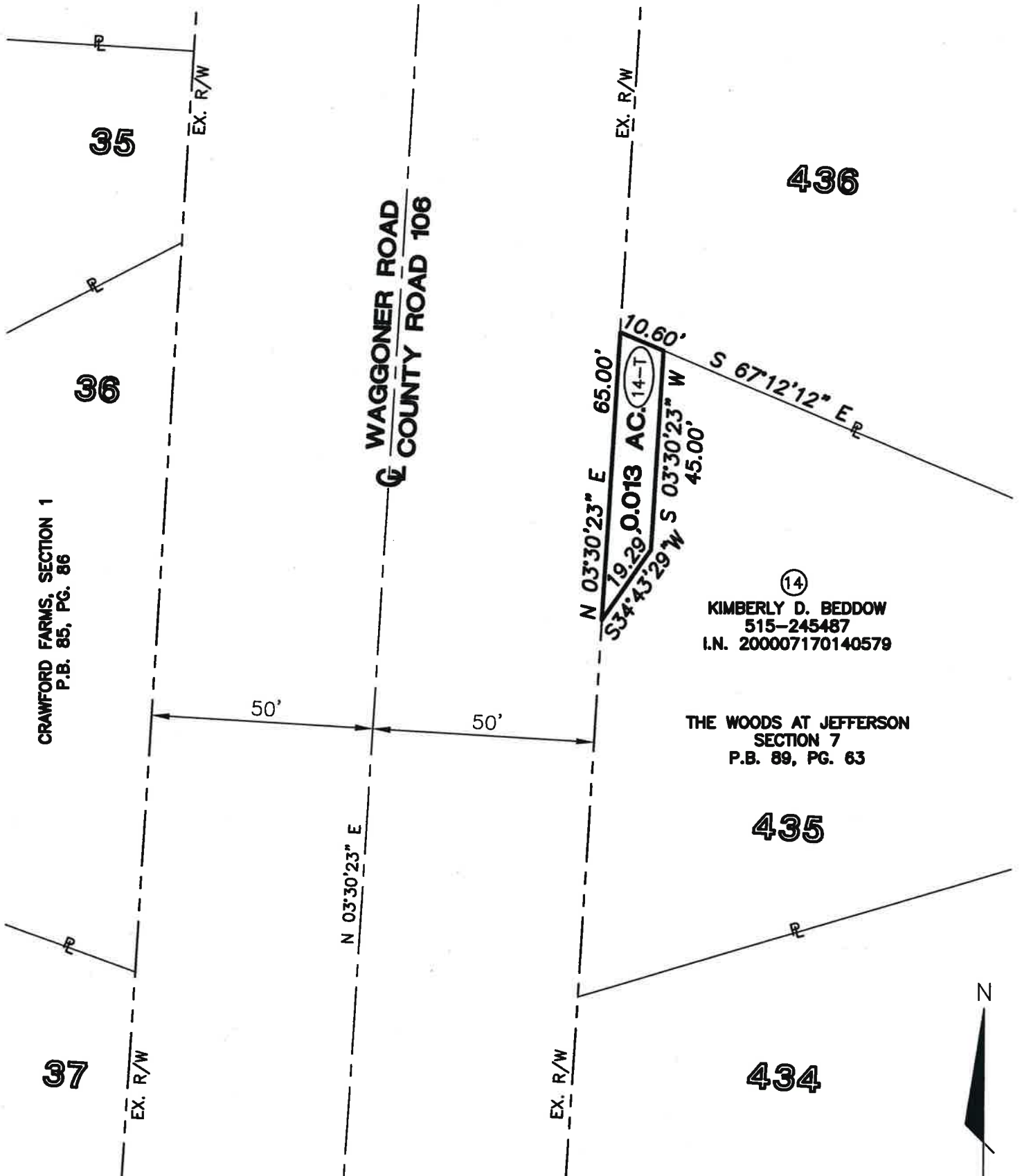
DATE: 06/22/16

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 435 OF THE WOODS AT JEFFERSON, SECTION 7, AS DESCRIBED IN PLAT BOOK 89, PAGE 63.



CRAWFORD FARMS, SECTION 1
P.B. 85, PG. 86

WAGGONER ROAD
COUNTY ROAD 106

10.60'
S 67°12'12" E
N 03°30'23" E 65.00'
S 34°43'29" W 45.00'
S 03°30'23" W 10.60'
19.29 AC (14-T)

14
KIMBERLY D. BEDDOW
515-245487
I.N. 200007170140579

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

435

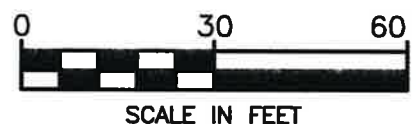
434

LEGEND

- PROPERTY LINE
- EX. R/W EXISTING RIGHT OF WAY
- R/W RIGHT OF WAY
- POB POINT OF BEGINNING
- PROP. TEMPORARY 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* 6-22-16
TIM BAKER, P.S. DATE
REGISTERED SURVEYOR NO. 7818

DRAWN BY: TB CHK BY: SER DATE

=====
Lot Name: 14-T
Lot Description: TEMPORARY EASEMENT
Lot ID: 515-245487
Lot Owner: KIMBERLY BEDDOW
Lot Area (Square Feet): 550
Lot Area (Acres): 0.013
Lot Perimeter: 139.889
Closing Direction: N03°58'19.8"W
Closing Distance: 0.0003

Course Data:(Mapcheck Through Radius Points Method)

=====
Point Northing Easting Direction Distance
Begin 726002.3901 1886822.9614 S67°12'12.3"E 10.595
725998.2850 1886832.7288 S03°30'22.9"W 45.000
725953.3692 1886829.9766 S34°43'29.4"W 19.294
725937.5115 1886818.9861 N03°30'22.9"E 65.000
End 726002.3898 1886822.9614
Error of Closure 1 : 516940
Departure in Y (Northing): 0.0003
Departure in X (Easting): -0.0000