

**PARCEL 8-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 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, all records herein are from the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at the southwest corner of Lot 421 of the subdivision entitled "THE WOODS AT JEFFERSON, SECTION 7", as recorded in Plat Book 89, Page 63;

Thence South $86^{\circ}29'37''$ East, a distance of 10.00 feet, along a northerly line of said 7.898 acre tract, and along the southerly line of said Lot 421 to a point;

Thence the following nine (9) courses and distances across said 7.898 acre tract:

1. South $02^{\circ}46'06''$ West, a distance of 173.38 feet, to a point;
2. South $06^{\circ}58'32''$ East, a distance of 224.47 feet, to a point;
3. South $19^{\circ}34'42''$ East, a distance of 300.00 feet, to a point;
4. South $35^{\circ}35'13''$ East, a distance of 163.17 feet, to a point;
5. South $19^{\circ}34'42''$ East, a distance of 85.00 feet, to a point;
6. South $25^{\circ}34'01''$ West, a distance of 63.80 feet, to a point;
7. South $27^{\circ}06'50''$ East, a distance of 76.68 feet, to a point;
8. Thence northeasterly, along the arc of a curve to the left for 58.34 feet, having a radius of 142.50 feet, a central angle of $23^{\circ}27'29''$, a chord bearing of North $56^{\circ}50'55''$ East, a chord distance of 57.94 feet to a point;
9. South $44^{\circ}52'50''$ East, a distance of 15.00 feet, to a point in a southerly line of said 7.898 acre tract;

Thence southwesterly, along the arc of a curve to the right for 81.80 feet, along a southerly line of said 7.898 acre tract, having a radius of 157.50 feet, a central angle of $29^{\circ}45'22''$, a chord bearing of South $59^{\circ}59'51''$ West, a chord distance of 80.88 feet to an iron pipe set at the intersection with the proposed easterly right-of-way line of Waggoner Road;

Thence northwesterly, along the arc of a curve to the left for 50.41 feet, along the proposed easterly right-of-way line of Waggoner Road, and across said 7.898 acre tract, having a radius of 879.02 feet (1924 County Road Plan), a central angle of $03^{\circ}17'10''$, a chord bearing of North $13^{\circ}59'31''$ West, a chord distance of 50.41 feet to an iron pipe set;

Thence South $74^{\circ}21'54''$ West, a distance of 10.00 feet, along the proposed easterly right-of-way line of Waggoner Road, and across said 7.898 acre tract to an iron pipe set;

Thence northwesterly, along the arc of a curve to the left for 59.81 feet, along the proposed easterly right-of-way line of Waggoner Road, and along a westerly line of said 7.898 acre tract, having a radius of 869.02 feet, a central angle of $03^{\circ}56'36''$, a chord bearing of North $17^{\circ}36'24''$ West, a chord distance of 59.80 feet to an iron pipe set;

Thence North $19^{\circ}34'42''$ West, a distance of 246.84 feet, along the proposed easterly right-of-way line of Waggoner Road, to a point;

Thence North 25°25'18" East, a distance of 14.14 feet, along a proposed sewer easement, to a point;

Thence North 64°34'42" West, a distance of 14.14 feet, along a proposed sewer easement, to a point;

Thence North 19°34'42" West, a distance of 315.36 feet, along the proposed easterly right-of-way line of Waggoner Road, to an iron pipe set at a point of tangent curvature;

Thence northwesterly, along the arc of a curve to the right for 216.10 feet, along the proposed easterly right-of-way line of Waggoner Road, and along a westerly line of said 7.898 acre tract, having a radius of 533.70 feet, a central angle of 23°11'52", a chord bearing of North 07°24'13" West, a chord distance of 214.63 feet to an iron pipe set at a point of tangency;

Thence North 04°25'15" East, a distance of 173.15 feet, along the proposed easterly right-of-way line of Waggoner Road, and along a westerly line of said 7.898 acre tract, to the **Point of Beginning**, containing 0.530 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 June 15, 2016.



Tim Baker 6-15-16

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



PARCEL 8-T TEMPORARY EASEMENT

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

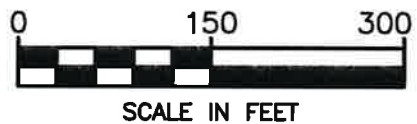
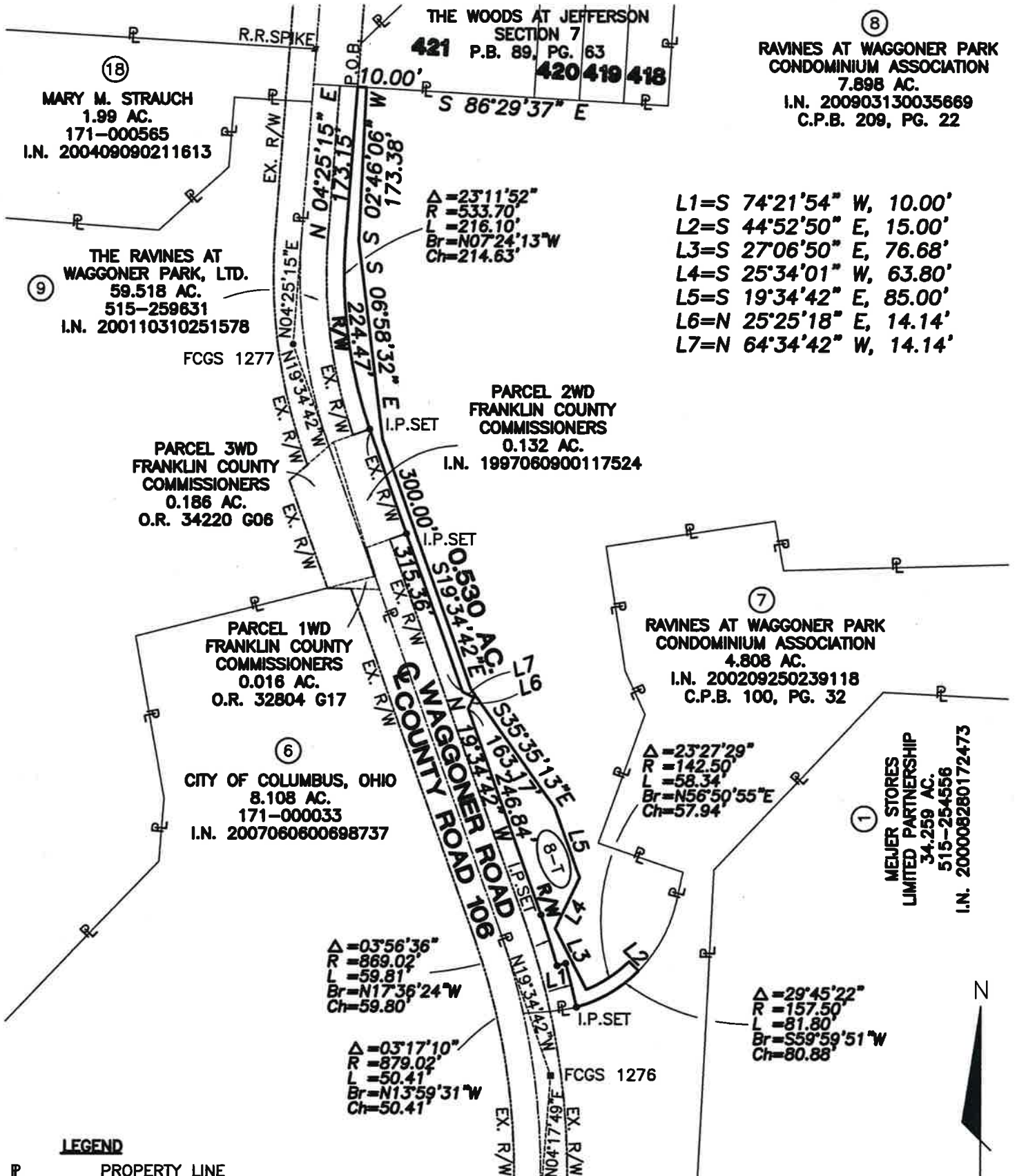
DATE: 06/23/16

3123-E PLAN

SCALE: 1" = 150'

EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF A 7.898 ACRE TRACT, AS DESCRIBED IN I.N. 200903130035669, AS SHOWN IN CONDOMINIUM PLAT BOOK 209, PAGE 22.



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

I.P.SET=3/4"x30" YELLOW CAP "STANTEC"

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Lot Name:                8-T
Lot Description:         TEMPORARY EASEMENT
Lot ID:                  C.P.B. 209, PG. 22
Lot Owner:              RAVINES AT WAGGONER PARK CONDO ASSOC
Lot Area (Square Feet): 23077
Lot Area (Acres):       0.530
Lot Perimeter:          2351.609
Closing Direction:      N38°31'55.8"E
Closing Distance:       0.0006
    
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Course Data:(Mapcheck Through Radius Points Method)

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Point   Northing   Easting   Direction   Distance
PC      724316.4738 1887030.8597
RP      724128.4827 1886172.1773
Curve Direction:      CCW
Radial In:            S77°39'03.9"W
D.O.C Arc:            06°31'05.3"
D.O.C Chord:          06°31'18.0"
Radius:               879.020
Delta angle:          03°17'09.7"
Tangent length:       25.214
Arc length:           50.414
Chord Direction:      N13°59'31.0"W
Chord length:         50.407
External:             0.362
Middle ordinate:      0.361
Radial Out:           N74°21'54.2"E
    
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Point   Northing   Easting   Direction   Distance
PT      724365.3849 1887018.6721 S74°21'54.2"W 10.000
PC      724362.6898 1887009.0421
RP      724128.4827 1886172.1773
Curve Direction:      CCW
Radial In:            S74°21'54.2"W
D.O.C Arc:            06°35'35.3"
D.O.C Chord:          06°35'48.4"
Radius:               869.020
Delta angle:          03°56'36.1"
Tangent length:       29.917
Arc length:           59.810
Chord Direction:      N17°36'23.8"W
Chord length:         59.798
External:             0.515
Middle ordinate:      0.514
Radial Out:           N70°25'18.1"E
    
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Point   Northing   Easting   Direction   Distance
PT      724419.6868 1886990.9544 N19°34'41.9"W 246.844
        724652.2593 1886908.2382 N25°25'18.1"E 14.142
        724665.0320 1886914.3091 N64°34'41.9"W 14.142
        724671.1029 1886901.5364 N19°34'35.5"W 315.363
PC      724968.2362 1886795.8691
RP      725142.0263 1887300.5228
Curve Direction:      CW
Radial In:            N70°59'51.3"E
D.O.C Arc:            10°44'05.2"
D.O.C Chord:          10°45'01.9"
Radius:               533.740
Delta angle:          23°11'51.9"
Tangent length:       109.550
Arc length:           216.099
    
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Chord Direction:      N07°24'12.7"W
Chord length:        214.626
External:            11.127
Middle ordinate:     10.899
Radial Out:         N85°48'16.8"W
Point   Northing    Easting    Direction    Distance
PT      725181.0731   1886768.2130  N04°25'15.1"E  173.150
        725353.7079   1886781.5598  S86°29'37.1"E  10.001
        725353.0962   1886791.5421  S02°46'06.0"W  173.382
        725179.9166   1886783.1681  S06°58'32.4"E  224.469
        724957.1091   1886810.4294  S19°34'41.9"E  300.000
        724674.4538   1886910.9578  S35°35'13.1"E  163.172
        724541.7570   1887005.9138  S19°34'41.9"E  85.000
        724461.6713   1887034.3969  S25°34'01.2"W  63.800
        724404.1185   1887006.8630  S27°06'49.6"E  76.683
PC      724335.8627   1887041.8119
RP      724468.5178   1886989.7650
Curve Direction:     CCW
Radial In:           N21°25'20.8"W
D.O.C Arc:           40°12'27.2"
D.O.C Chord:         41°04'55.0"
Radius:              142.500
Delta angle:         23°27'29.1"
Tangent length:     29.586
Arc length:          58.342
Chord Direction:     N56°50'54.7"E
Chord length:        57.936
External:            3.039
Middle ordinate:     2.975
Radial Out:         S44°52'49.9"E
Point   Northing    Easting    Direction    Distance
PT      724367.5452   1887090.3174  S44°52'49.9"E  15.000
PC      724356.9165   1887100.9019
RP      724468.5178   1886989.7650
Curve Direction:     CW
Radial In:           N44°52'49.9"W
D.O.C Arc:           36°22'41.8"
D.O.C Chord:         37°01'07.7"
Radius:              157.500
Delta angle:         29°45'21.9"
Tangent length:     41.843
Arc length:          81.796
Chord Direction:     S59°59'51.0"W
Chord length:        80.880
External:            5.463
Middle ordinate:     5.280
Radial Out:         S15°07'28.0"E
Point   Northing    Easting    Direction    Distance
End     724316.4734   1887030.8594
Error of Closure     1 : 4199047
Departure in Y (Northing): 0.0004
Departure in X (Easting):  0.0003
    
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