

**PARCEL 8 T -  
0.041 ACRES**

**TEMPORARY CONSTRUCTION EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY FOR CONSTRUCTION COMPLETION  
AND TO GRADE FOR 24 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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Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 1.011 acres tract of land as described in a deed to Creative Child Care, Inc by deed of record in Deed Book 3246, Page 329 and being a parcel of land on the right side of the centerline of right of way for Westbourne Avenue. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing on mag spike set in the centerline intersection of existing right of way for Taylor Station Road (*as established by road record 8, page 432*), (present day 98' width R/W) with the centerline intersection of existing right of way for Westbourne Avenue (100' width see City of Columbus Ordinance No.1394-70), said point also lies in the east line of a 1.430 acres tract of land designated as Parcel 202-AWD (FRA-270-30.32N) described in a deed to the State of Ohio by deed of record in Deed Book 3237, Page 236, said point also being in the west line of an 84.084 acres tract of land as described in a deed to Trident Barrow Management 1, LLC by deed of record in Instrument No. 201210170156813, said point being at Westbourne Avenue existing centerline station 241+12.72, same being Taylor Station Road existing centerline station 16+84.74;

Thence **N 85 degrees 41 minutes 30 seconds W** a distance of **249.48 feet** across said State of Ohio 1.430 acres tract with the existing centerline of Westbourne Avenue to a point, said point being at centerline station 238+63.24;

## EXHIBIT A

Thence **S 04 degrees 18 minutes 30 seconds W** a distance of **50.00 feet** across the roadway to an iron pin found in the existing southerly right of way line for Westbourne Avenue, said iron pin being in the northwest corner of a 1.606 acres tract of land as described in a deed to Canyon Eye Real Estate, LLC by deed of record in Instrument No. 202109010156070, same being the northeast corner of the grantor's 1.011 acres tract, said point also lies in the south line of said State of Ohio 1.430 acres tract, said iron pin being 50.00 feet right from centerline station 238+63.24 and being the **TRUE POINT OF BEGINNING**;

Thence **S 03 degrees 57 minutes 45 seconds W** a distance of **12.00 feet** with the west line of said Canyon Eye Real Estate 1.606 acres tract and the east line of the grantor's 1.011 acres tract to a point, said point being 62.00 feet right from centerline station 238+63.31;

Thence **N 85 degrees 41 minutes 30 seconds W** a distance of **150.00 feet** across the grantor's 1.011 acres tract to a point in the east line of a 1.458 acres tract of land declared as Westbourne Condominium as described in Instrument No. 200007060133774, same being also the west line of the grantor's 1.011 acres tract, said point being 62.00 feet right from centerline station 237+13.31;

Thence **N 03 degrees 57 minutes 45 seconds E** a distance of **12.00 feet** with the east line of said Westbourne Condominium 1.458 acres tract and the west line of the grantor's 1.011 acres tract to a point in the northeast corner of said Westbourne Condominium 1.458 acres tract, being also the northwest corner of the grantor's 1.011 acres tract and lying in the existing southerly right of way line for Westbourne Avenue, same being the south line of said State of Ohio 1.430 acres tract, said point being 50.00 feet right from centerline station 237+13.24;

Thence **S 85 degrees 41 minutes 30 seconds E** a distance of **150.00 feet** with the existing southerly right of way line for Westbourne Avenue, the south line of the State of Ohio 1.430 acres tract and the northerly line of the grantor's 1.011 acres tract to the **TRUE POINT OF BEGINNING**; containing 0.041 acres of land more or less.

The above described area contains a total of **0.041 acres** within Franklin County Auditor's Parcel Number 010-009074-00, which includes 0.000 acres in the present road occupied and with an overlap of 0.041 acres over a 10 feet sanitary sewer easement of record in Deed Book 3237, Page 142.

Grantor claims title by Instrument recorded in Deed Book 3246, Page 329 in the records of Franklin County, Ohio.

## EXHIBIT A

**Basis of stationing:**

Westbourne Avenue centerline stationing set = 241+12.72 at the centerline intersection of existing right of way Taylor Station Road and Westbourne Avenue as established. For this project and based on FRA-270-30.32N centerline Survey plat as recorded in Plat book 40, Page 119-A.

Bearings used in this description are based on Ohio State Plane Coordinate System, South Zone as per NAD 83(2011) and were established utilizing ODOT's RTN System, GPS equipment and procedures and an established bearing of S 85°41'30" E on the centerline of Westbourne Avenue.

This description was prepared from existing records and a field survey performed in January 2022.

Resource International, Inc.

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Mark S. Ward, P.S.

Professional Surveyor No. S-7514