

**PARCEL 2-T  
TEMPORARY EASEMENT  
TO RECONSTRUCT SIDEWALK  
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 1.536 acre tract as conveyed to CHARLIE'S RUN LLC, by deed of record in Instrument Number 201312160205541, 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  $04^{\circ}17'49''$  East, a distance of 429.47 feet, along the centerline of Waggoner Road to a point in said centerline;

Thence South  $85^{\circ}42'11''$  East, a distance of 95.00 feet, perpendicular to the centerline of Waggoner Road to an iron pipe found with a yellow cap marked "JJ Surveying" in the southerly line of said 1.536 acre tract and being the **True Point of Beginning**;

Thence along the arc of a curve to the right for 15.29 feet, along the southwesterly line of said 1.536 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, and as shown on the plat for "DEDICATION OF EAST BROAD STREET, MEIJER DRIVE AND WAGGONER ROAD AND EASEMENTS" as recorded in Plat Book 100, Page 72, having a radius of 45.00 feet, a central angle of  $19^{\circ}28'16''$ , a chord direction of North  $75^{\circ}58'03''$  West, a chord distance of 15.22 feet, to an iron pipe set at the intersection with the proposed easterly right-of-way line of Waggoner Road;

Thence North  $04^{\circ}17'49''$  East, a distance of 42.96 feet, along the proposed easterly right-of-way line of Waggoner Road, and across said 1.536 acre tract to a point;

Thence South  $26^{\circ}40'01''$  East, a distance of 29.16 feet, across said 1.536 acre tract to a point;

Thence South  $85^{\circ}42'11''$  East, a distance of 30.00 feet, perpendicular to the centerline of Waggoner Road, and across said 1.536 acre tract to a point;

Thence South  $04^{\circ}17'49''$  West, a distance of 20.53 feet, across said 1.536 acre tract to a point in the southerly line of said 1.536 acre tract;

Thence North  $85^{\circ}42'11''$  West, a distance of 30.00 feet, perpendicular to the centerline of Waggoner Road, and along the southerly line of said 1.536 acre tract, to the **True Point of Beginning**, containing 0.025 acres, more or less, which lies within Franklin County Auditor's Parcel 515-282345, 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 13, 2016.



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



**PARCEL 2-T TEMPORARY EASEMENT**  
**QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16**  
**UNITED STATES MILITARY LANDS**  
**CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO**

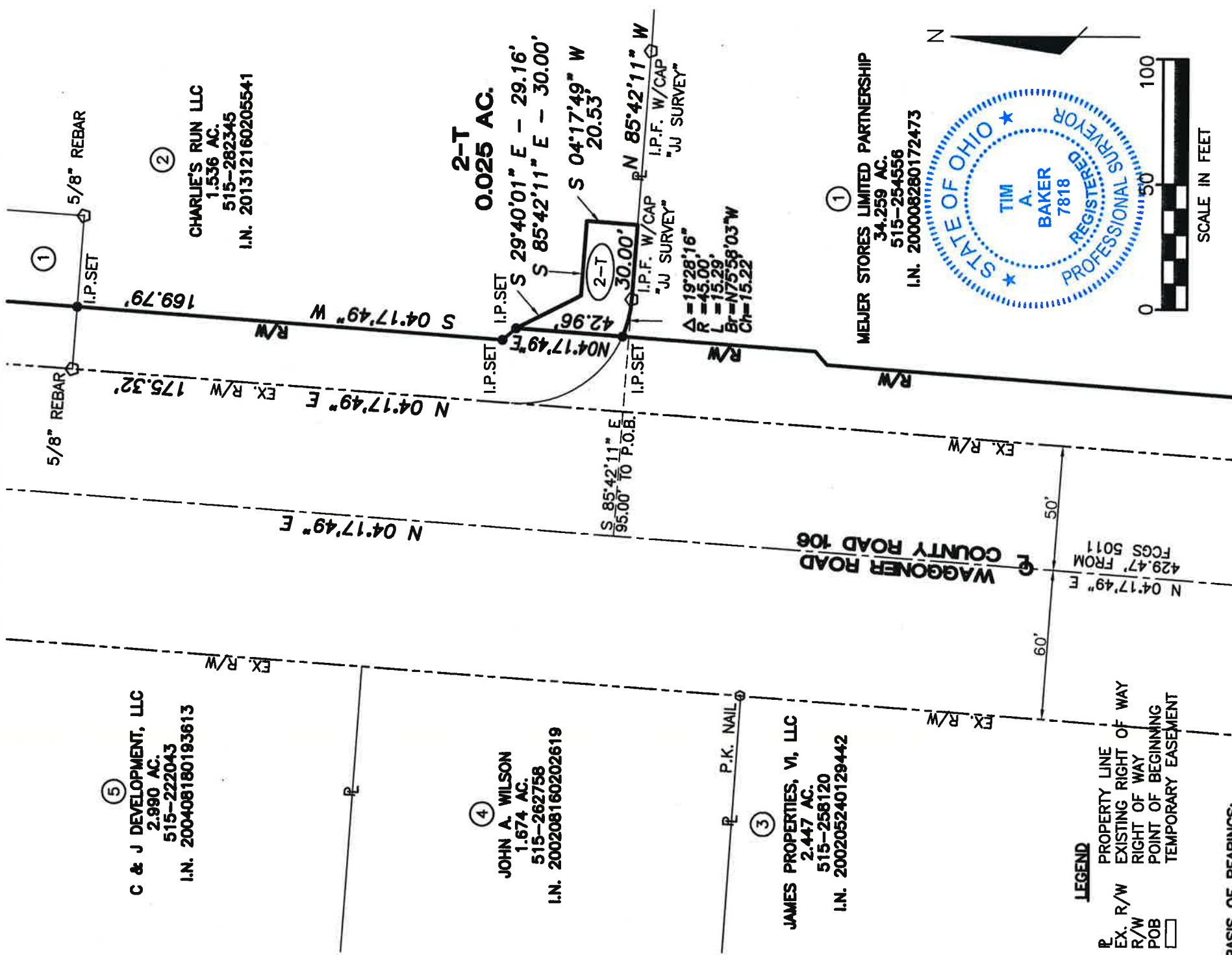
DATE: 06/20/16

3123-E PLAN

SCALE: 1" = 50'

**EXHIBIT "A"**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF A 1.536 ACRE TRACT, AS DESCRIBED IN I.N. 20131216020554.



⑤  
**C & J DEVELOPMENT, LLC**  
 2.990 AC.  
 515-222043  
 I.N. 200408180193613

④  
**JOHN A. WILSON**  
 1.674 AC.  
 515-262758  
 I.N. 200208160202619

③  
**JAMES PROPERTIES, VI, LLC**  
 2.447 AC.  
 515-258120  
 I.N. 200205240129442

②  
**CHARLIE'S RUN LLC**  
 1.536 AC.  
 515-282345  
 I.N. 201312160205541

②-T  
**0.025 AC.**

①  
**MEJER STORES LIMITED PARTNERSHIP**  
 34.259 AC.  
 515-254556  
 I.N. 200008280172473

- LEGEND**
- PROPERTY LINE
  - EX. R/W EXISTING RIGHT OF WAY
  - R/W RIGHT OF WAY
  - POB POINT OF BEGINNING
  - 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).

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SCALE IN FEET

BY: *Tim Baker* 6-20-16  
 TIM BAKER, P.S.  
 REGISTERED SURVEYOR NO. 7818  
 DATE \_\_\_\_\_  
 DRAWN BY: TB CHK BY: SER DATE \_\_\_\_\_

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

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 2-T  
 Lot Name: TEMPORARY EASEMENT  
 Lot Description: 515-282345  
 Lot ID: CHARLIES RUN LLC  
 Lot Owner: 1099  
 Lot Area (Square Feet): 0.025  
 Lot Area (Acres): 167.934  
 Lot Perimeter: N06°43'46.1"W  
 Closing Direction: 0.0006  
 Closing Distance:

Course Data: (Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
PC	723630.8869	1887051.3861		
RP	723675.7604	1887054.7577		
Curve Direction: CW				
Radial In: N04°17'48.9"E				
D.O.C Arc: 127°19'26.2"				
D.O.C Chord: N/A				
Radius: 45.000				
Delta angle: 19°28'16.4"				
Tangent length: 7.721				
Arc length: 15.293				
Chord Direction: N75°58'02.9"W				
Chord length: 15.219				
External: 0.658				
Middle ordinate: 0.648				
Radial Out: S23°46'05.3"W				
Point	Northing	Easting	Direction	Distance
PT	723634.5771	1887036.6211	N04°17'48.9"E	42.956
	723677.4124	1887039.8396	S26°40'00.6"E	29.155
	723651.3586	1887052.9244	S85°42'11.1"E	30.000
	723649.1108	1887082.8401	S04°17'48.9"W	20.530
	723628.6385	1887081.3018	N85°42'11.1"W	30.000
End	723630.8863	1887051.3862		
Error of Closure 1 : 268278				
Departure in Y (Northing): 0.0006				
Departure in X (Easting): -0.0001				