

**PARCEL 1-T  
TEMPORARY EASEMENT  
TO RECONSTRUCT DRIVES  
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 34.259 acre tract as conveyed to the 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, 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°17'49" East, a distance of 185.00 feet, along the centerline of Waggoner Road to a point in said centerline;

Thence South 85°42'11" East, a distance of 75.00 feet, perpendicular to the centerline of Waggoner Road to the intersection with the proposed easterly right-of-way line of Waggoner Road, and being the **True Point of Beginning**;

Thence North 04°17'49" East, a distance of 165.00 feet, along the proposed easterly right-of-way line of Waggoner Road, and across the remainder of said Meijer 34.259 acre tract to an iron pipe set at an angle point;

Thence North 49°17'49" East, a distance of 7.07 feet, along the proposed easterly right-of-way line of Waggoner Road, and across the remainder of said Meijer 34.259 acre tract to an iron pipe set at an angle point;

Thence North 04°17'49" East, a distance of 77.04 feet, along the proposed easterly right-of-way line of Waggoner Road, and across the remainder of said Meijer 34.259 acre tract to an iron pipe set at a point of curvature;

Thence southeasterly, along the arc of a curve to the left for 15.29 feet, along a northerly line of the remainder of said Meijer 34.259 acre tract, and along the southwesterly line of that 1.536 acre tract as conveyed to CHARLIE'S RUN LLC, by deed of record in Instrument Number 201312160205541, having a radius of 45.00 feet, a central angle of 19°28'16", a chord bearing of South 75°58'03" East, a chord distance of 15.22 feet to an iron pipe found with a yellow cap marked "JJ Surveying" at a point of tangency;

Thence South 85°42'11" East, a distance of 30.00 feet, perpendicular to the centerline of Waggoner Road, along a northerly line of the remainder of said Meijer 34.259 acre tract, and along the southerly line of said 1.536 acre tract to a point;

Thence South 04°17'49" West, a distance of 9.47 feet, across the remainder of said Meijer 34.259 acre tract to a point;

Thence North 85°42'11" West, a distance of 30.00 feet, perpendicular to the centerline of Waggoner Road, across the remainder of said Meijer 34.259 acre tract to a point;

Thence South 04°17'49" West, a distance of 215.00 feet, across the remainder of said Meijer 34.259 acre tract to a point;

Thence South 49°17'49" West, a distance of 28.28 feet, across the remainder of said Meijer 34.259 acre tract, to the **True Point of Beginning**, containing 0.106 acres, more or less, which lies within Franklin County Auditor's Parcel 515-254556, 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 17, 2016.



A handwritten signature in blue ink that reads "Tim A. Baker".

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



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1-T  
Lot Name: TEMPORARY EASEMENT  
Lot Description: 515-254556  
Lot ID: MEIJER STORES LIMITED PARTNERSHIP  
Lot Owner: 4601  
Lot Area (Square Feet): 0.106  
Lot Area (Acres): 577.162  
Lot Perimeter: S19°03'38.9"W  
Closing Direction: 0.0006  
Closing Distance:

Course Data: (Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	723388.6026	1887013.1254	N04°17'48.9"E	165.000
	723553.1388	1887025.4880	N49°17'48.9"E	7.071
PC	723557.7501	1887030.8486	N04°17'48.9"E	77.044
RP	723634.5775	1887036.6211		
	723675.7608	1887054.7577		
Curve Direction:		CCW		
Radial In:		N23°46'05.3"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:		S75°58'02.9"E		
Chord length:		15.219		
External:		0.658		
Middle ordinate:		0.648		
Radial Out:		S04°17'48.9"W		
Point	Northing	Easting	Direction	Distance
PT	723630.8873	1887051.3861	S85°42'11.1"E	30.000
	723628.6395	1887081.3018	S04°17'48.9"W	9.470
	723619.1962	1887080.5922	N85°42'11.1"W	30.000
	723621.4439	1887050.6766	S04°17'48.9"W	215.000
	723407.0482	1887034.5677	S49°17'48.9"W	28.284
End	723388.6031	1887013.1256		
Error of Closure		1 : 1014175		
Departure in Y (Northing):		-0.0005		
Departure in X (Easting):		-0.0002		