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Ver. Date 12/12/22

PID 104704

**PARCEL 4-T
FRA-CR26 (GEORGESVILLE) AT HALL
TEMPORARY EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO
PERFORM GRADING AND RECONSTRUCT DRIVE
FOR 18 MONTHS FROM DATE OF ENTRY BY THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of VMS Number 1425 and Number 12394, being part of a 1.005 acre parcel conveyed to **HOWARD F. HEDRICK**, by Official Record Volume 17881, Page B02 and by Instrument Number 201105190064156, and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of FRA-CR26 (GEORGESVILLE) AT HALL made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book _____, Page _____ in the records of Franklin County, and being located within the following described boundary points in the boundary thereof:

Commencing from a monument box set at the intersection of the Centerline of Construction and Right of Way of Georgesville Road (1971) and the Centerline of Right of Way of Hall Road, said Centerline of Right of Way of Hall Road also being the northerly line of VMS Number 13950 (AKA 14506) and the southerly of VMS Number 12394, said monument being referenced by a found 5/8" iron pin with a Cory Steven Graham cap North 52 Degrees 40 Minutes 08 Seconds West, a distance of 88.35 feet, said monument also being referenced by a found 5/8" iron pin with a Cory Steven Graham cap North 34 Degrees 36 Minutes 42 Seconds West, a distance of 74.43 feet, said monument box being at Station 75+62.60 of the Centerline of Construction and Right of Way of Georgesville Road (1971), said monument box also being at Station 243+93.49 of the Centerline of Right of Way of Hall Road;

Thence North 86 Degrees 49 Minutes 21 Seconds West along the Centerline of Right of Way of Hall Road, said line also being said VMS line, a distance of **84.71 feet** to Station 243+08.78 of the Centerline of Right of Way of Hall Road;

Thence North 03 Degrees 10 Minutes 39 Seconds East perpendicular to the Centerline of Right of Way of Hall Road, a distance of **50.00 feet** to the southerly line of the Grantor, said line also being the northerly line of a 0.091 acre Right of Way parcel conveyed to the City of Columbus, Ohio, an Ohio Municipal Corporation by Instrument Number 200807180110300, said

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point being 50.00 feet left of Station 243+08.78 of the Centerline of Right of Way of Hall Road, said point also being 95.00 feet left of Station 75+87.96 of the Centerline of Construction and Right of Way of Georgesville Road (1971), said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence North 64 Degrees 52 Minutes 51 Seconds East**, a distance of **31.95 feet** to 72.00 feet left of Station 76+10.00 of the Centerline of Construction and Right of Way of Georgesville Road (1971);
2. **Thence North 18 Degrees 54 Minutes 10 Seconds East**, a distance of **34.71 feet** to 72.00 feet left of TS Station 76+44.69 of the Centerline of Construction and Right of Way of Georgesville Road (1971);
3. **Thence North 18 Degrees 52 Minutes 48 Seconds East**, a distance of **35.22 feet** to 72.00 feet left of Station 76+80.00 of the Centerline of Construction and Right of Way of Georgesville Road (1971);
4. **Thence North 58 Degrees 47 Minutes 00 Seconds East**, a distance of **7.78 feet** to 67.00 feet left of Station 76+86.00 of the Centerline of Construction and Right of Way of Georgesville Road (1971);
5. **Thence North 01 Degrees 01 Minutes 47 Seconds West**, a distance of **14.77 feet** to 72.00 feet left of Station 77+00.00 of the Centerline of Construction and Right of Way of Georgesville Road (1971);
6. **Thence North 21 Degrees 05 Minutes 35 Seconds East**, a distance of **44.50 feet** to 70.00 feet left of Station 77+45.00 of the Centerline of Construction and Right of Way of Georgesville Road (1971);
7. **Thence North 18 Degrees 04 Minutes 23 Seconds East**, a distance of **28.86 feet** to the northerly line of the Grantor, said line also being the southerly line of a 1.377 acre parcel conveyed to Mohd Y. Salem, by Instrument Number 200202140042304, said point being 70.00 feet left of Station 77+74.37 of the Centerline of Construction and Right of Way of Georgesville Road (1971);
8. **Thence South 86 Degrees 47 Minutes 05 Seconds East** along the northerly line of the Grantor, said line also being the southerly line of said parcel conveyed to Mohd Y. Salem, a distance of **9.05 feet** to a found 5/8" iron pin with a Cory Steven Graham cap at the northeastern corner of the Grantor, said corner also being the southeastern corner of said parcel conveyed to Mohd Y. Salem, said corner also being on the northwestern corner of a 0.056 acre Right of Way

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parcel conveyed to the City of Columbus, Ohio, An Ohio Municipal Corporation by Official Record Book 17850, Page G 14, said corner being 61.24 feet left of Station 77+76.70 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

9. **Thence South 17 Degrees 56 Minutes 07 Seconds West** along the easterly line of the Grantor, said line also being the westerly line of said 0.056 acre Right of Way parcel of Georgesville Road, a distance of **127.82 feet** to a found 5/8" iron pin with a Cory Steven Graham cap 59.90 feet left of Station 76+47.73 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

10. **Thence South 18 Degrees 39 Minutes 28 Seconds West** along the easterly line of the Grantor, said line also being the westerly line of said 0.056 acre Right of Way parcel of Georgesville Road, a distance of **40.88 feet** to a found 5/8" iron pin with a Cory Steven Graham cap at the intersection of the westerly Right of Way line of Georgesville Road and northerly Right of Way line of Hall Road, said pin being 59.73 feet left of Station 76+06.88 of the Centerline of Construction and Right of Way of Georgesville Road (1971);

11. **Thence South 74 Degrees 37 Minutes 11 Seconds West** along the southerly line of the Grantor, said line also being the northerly line of said 0.056 acre Right of Way parcel of Hall Road, a distance of **27.70 feet** to a southeastern corner of the Grantor, said corner is referenced by a found 5/8" iron pin with a Cory Steven Graham cap 1.30 feet away on a bearing of South 76 Degrees 03 Minutes 19 Seconds West, said corner is 82.63 feet left of Station 75+91.39 of the Centerline of Construction and Right of Way of Georgesville Road (1971), said pin also being 50.00 feet left of Station 243+21.62 of the Centerline of Right of Way of Hall Road;

12. **Thence North 86 Degrees 49 Minutes 21 Seconds West** along the southerly line of the Grantor, said line also being the northerly line of a 0.091 acre Right of Way parcel conveyed to the City of Columbus, Ohio, an Ohio Municipal Corporation by Instrument Number 200807180110300, a distance of **12.84 feet** to the **Principle Point of Beginning** and enclosing 0.045 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.045 acres;

The above described area is all within Franklin County Permanent Parcel Number 010-207689-00;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked ODOT R/W Mead & Hunt, Inc. 8294. Spikes set are 1/2 inch diameter x 8 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Concrete Monuments Set are 3/4 inch iron pins encased in an 8 inch diameter concrete cylinder with a 3 inch diameter aluminum cap. Both the Monument Box Set

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and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 1-15-21. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in January, 2021 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. The bearing calculated for Hall Road is South 86 Degrees 49 Minutes 21 Seconds East. Bearings are for the purpose of indicating angular measurement only.

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on December 12, 2022, from a survey made in January 2021.

Steven J., Scheid, Jr., P.S.
Professional Surveyor 8294
December 12, 2022