

**PARCEL 16-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 Lot 448 as conveyed to SCOTT J. ROUTTE, by deed of record in Instrument Number 201102080019537, and as shown on the plat for "THE WOODS AT JEFFERSON, SECTION 7", as recorded in Plat Book 89, page 63, all records herein are from the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

**Beginning for Reference** at the southwest corner of Lot 448 of said subdivision entitled "THE WOODS AT JEFFERSON, SECTION 7", in the existing easterly right-of-way line of Waggoner Road;

Thence South 86°29'37" East, a distance of 5.00 feet, along the southerly line of said Lot 448 to a point, and being the **True Point of Beginning**;

Thence North 03°30'23" East, a distance of 95.00 feet, across said Lot 448 to a point;

Thence North 19°43'52" East, a distance of 35.79 feet, across said Lot 448 to a point in the northerly line of said Lot 448;

Thence South 03°30'23" West, a distance of 129.37 feet, across said Lot 448, to a point in the southerly line of said Lot 448;

Thence North 86°29'37" West, a distance of 10.00 feet, along the southerly line of said Lot 448 to the **True Point of Beginning**, containing 0.026 acres, more or less, which lies within Franklin County Auditor's Parcel 515-245500, 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.



*Tim Baker* 6-17-16  
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Tim A. Baker Date  
Professional Surveyor No. S-7818



# PARCEL 16-T TEMPORARY EASEMENT

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

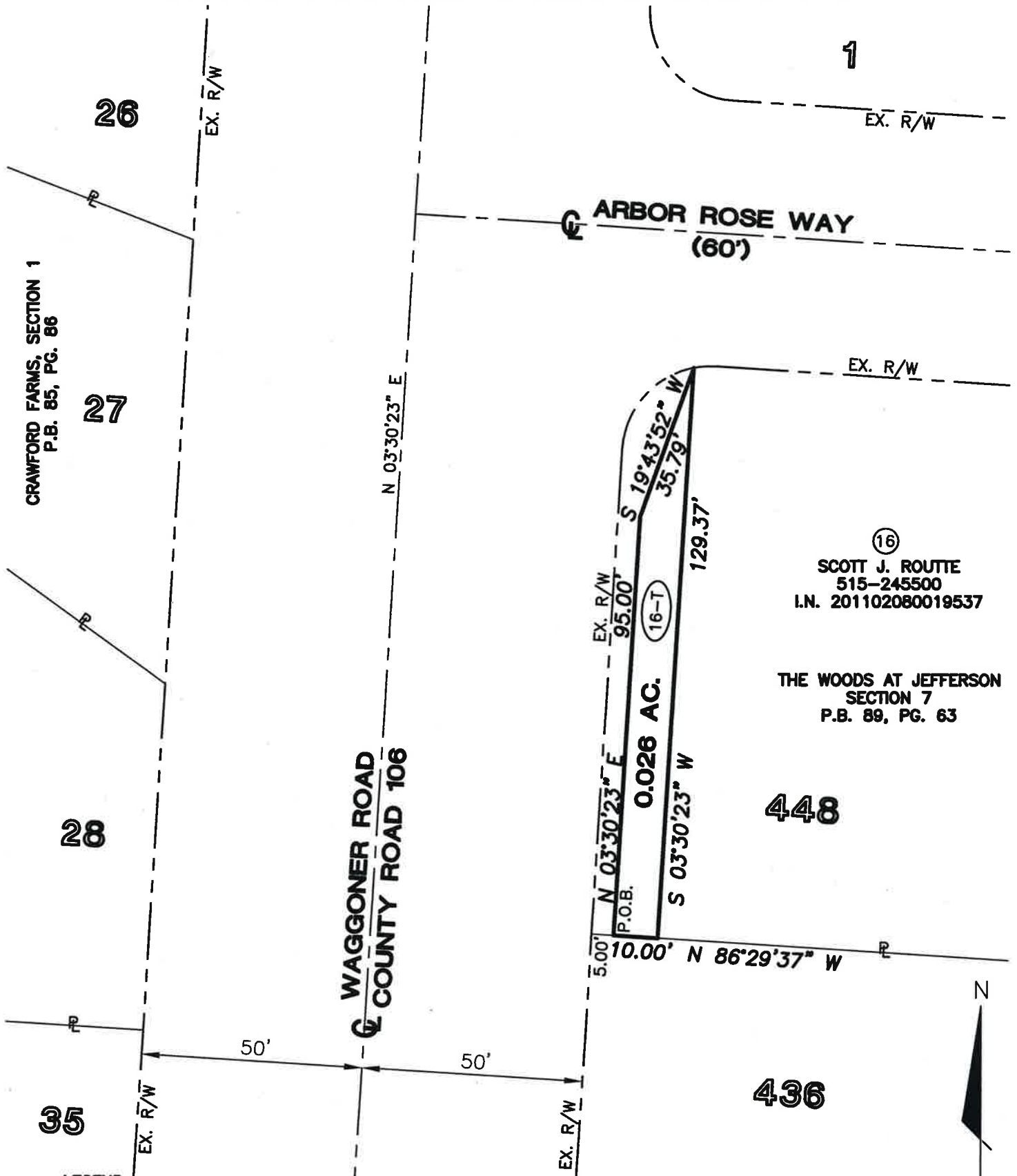
DATE: 06/23/16

3123-E PLAN

SCALE: 1" = 30'

## EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF A LOT 448 OF THE WOODS AT JEFFERSON, SECTION 7, AS DESCRIBED IN PLAT BOOK 89, PAGE 63.



①  
 SCOTT J. ROUTE  
 515-245500  
 I.N. 201102080019537

THE WOODS AT JEFFERSON  
 SECTION 7  
 P.B. 89, PG. 63

### LEGEND

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



SCALE IN FEET

BY: *Tim Baker* 6-23-16  
 TIM BAKER, P.S. DATE  
 REGISTERED SURVEYOR NO. 7818

DRAWN BY: TB CHK BY: SER DATE

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Lot Name: 16-T  
Lot Description: TEMPORARY EASEMENT  
Lot ID: 515-245500  
Lot Owner: SCOTT J. ROUTTE  
Lot Area (Square Feet): 1122  
Lot Area (Acres): 0.026  
Lot Perimeter: 270.155  
Closing Direction: N14°44'43.3"E  
Closing Distance: 0.0004

Course Data:(Mapcheck Through Radius Points Method)

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Point Northing Easting Direction Distance  
Begin 726086.9231 1886833.1504 N03°30'22.9"E 95.000  
726181.7453 1886838.9605 N19°43'51.9"E 35.790  
726215.4339 1886851.0435 S03°30'22.9"W 129.365  
726086.3111 1886843.1316 N86°29'37.1"W 10.000  
End 726086.9227 1886833.1503  
Error of Closure 1 : 661447  
Departure in Y (Northing): 0.0004  
Departure in X (Easting): 0.0001