

Date 06/02/23

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Rev 4-6-22

Plan No. 3695-E

PARCEL 17 - T2

0.010 ACRE

**TEMPORARY CONSTRUCTION EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY FOR CONSTRUCTION OF PLAN 3695-E
AND TO GRADE FOR 36 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]

Being a parcel of land lying on the left side of the centerline of right-of-way of Central College Road as shown on a centerline survey plat set made in 2023 for the City of Columbus titled "Central College and Ulry Road Reconstruction" as recorded in Plat Book ____, Pages ____ of the record of Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, Township of Blendon, lying in Quarter Township 1, Township 2 North, Range 17 West, United States Military District, and being on, over, and across that 4.086 acre tract conveyed to William C. Snedegar and Phyllis L. Snedegar by deed of record in Instrument Number 200102230036631 (all references are to the records of the Recorder's Office, Franklin County, Ohio), being more particularly described as follows:

Beginning, for reference, in the centerline of Central College Road (80 feet right-of-way), at the southeasterly corner of said 4.086 acre tract, the southwesterly corner of that plat titled "Lee Acres No. 4" of record in Plat Book 59, Page 34, located along existing centerline of right-of-way of Central College Road station 137+87.76;

Thence North 03° 25' 58" East with the easterly line of said 4.086 acre tract, the westerly line of said plat, a distance of 40.03 feet to an angle point in the northerly right-of-way line of said Central College Road, the southwesterly corner of Lot 2 of said plat, as conveyed to Jamar G. Williams by deed of record in Instrument Number 200503140045541, the TRUE POINT OF BEGINNING, located 40.00 feet left of existing centerline of right-of-way of Central College Road station 137+89.23;

Thence crossing said 4.086 acre tract, the following courses and distances:

North 88° 39' 34" West, a distance of 11.40 feet to a point of curvature, located 40.00 feet left of existing centerline of right-of-way of Central College Road station 137+77.82;

EXHIBIT A

With the arc of a curve to the right, having a central angle of $05^{\circ} 09' 01''$, a radius of 200.00 feet, an arc length of 17.98 feet, a chord bearing of North $86^{\circ} 05' 04''$ West and chord distance of 17.97 feet to a point of compound curvature, located 40.81 feet left of existing centerline of right-of-way of Central College Road station 139+59.87;

With the arc of a curve to the right, having a central angle of $12^{\circ} 21' 28''$, a radius of 515.00 feet, an arc length of 111.08 feet, a chord bearing of North $77^{\circ} 19' 50''$ West and chord distance of 110.86 feet to a point, located 42.33 feet left of existing centerline of right-of-way of Central College Road station 136+25.88;

North $18^{\circ} 50' 54''$ East, a distance of 3.16 feet to a point on the arc of a curve, located 45.44 feet left of existing centerline of right-of-way of Central College Road station 136+25.35; and

With the arc of a curve to the left, having a central angle of $15^{\circ} 37' 39''$, a radius of 511.84 feet, an arc length of 139.60 feet, a chord bearing of South $78^{\circ} 57' 55''$ East and chord distance of 139.17 feet to a point in the easterly line of said 4.086 acre tract, the westerly line of said Lot 2, located 42.16 feet left of existing centerline of right-of-way of Central College Road station 137+89.31;

Thence South $03^{\circ} 25' 58''$ West, with the line common to said 4.086 acre tract and said Lot 2, a distance of 2.17 feet to the TRUE POINT OF BEGINNING, containing 0.010 acre, more or less, of which the present road occupies 0.000 acre from Auditor's Parcel Number 110-000116.

The Bearings shown herein are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (NSRS 2007). Control for bearings was from coordinates of monuments D5RESET and 8825RESET, having a bearing of South $45^{\circ} 01' 28''$ West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in 2020, 2021 and 2022.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date