

PARCEL 8-SH
STANDARD HIGHWAY EASEMENT
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 7.898 acre tract as conveyed to the RAVINES AT WAGGONER PARK CONDOMINIUM ASSOCIATION, by deed of record in Instrument Number 200903130035669, and as shown on the plat for "RAVINES AT WAGGONER PARK CONDOMINIUM, ELEVENTH AMENDMENT" Part 3, as recorded in Condominium Plat Book 209, page 22, 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 1276 at the centerline tangent Point of Intersection on Waggoner Road (County Road 106) at the first curve north of East Broad Street (State Route 16);

Thence North 19°34'42" West, a distance of 74.17 feet, along the centerline tangent of Waggoner Road to the intersection with a northerly line of that 4.808 acre tract as conveyed to the RAVINES AT WAGGONER PARK CONDOMINIUM ASSOCIATION, by deed of record in Instrument Number 200209250239118, and as shown on the plat for "RAVINES AT WAGGONER PARK CONDOMINIUM", as recorded in Condominium Plat Book 100, page 32;

Thence North 85°49'03" East, a distance of 24.30 feet, along a northerly line of said 4.808 acre tract to a point of tangent curvature;

Thence northeasterly, along the arc of a curve to the left for 20.08 feet, along a northerly line of said 4.808 acre tract, and along a portion of the southerly line of the remainder of that 59.518 acre tract as conveyed to THE RAVINES AT WAGGONER PARK, LTD., by deed of record in Instrument Number 200110310251578, having a radius of 157.50 feet, a central angle of 07°18'13", a chord bearing of North 82°09'58" East, a chord distance of 20.06 feet to an iron pipe set at the southerly corner of said 7.898 acre tract, and being the **True Point of Beginning**;

Thence northwesterly, along the arc of a curve to the left for 50.01 feet, along an easterly line of the remainder of said 59.518 acre tract, and along the westerly line of said 7.898 acre tract, having a radius of 869.02 feet, being a 50.00 foot offset of the Centerline of Construction of the 1924 County Road Plan, a central angle of 03°17'49", a chord bearing of North 13°59'11" West, a chord distance of 50.00 feet to an iron pipe set;

Thence North 74°21'54" East, a distance of 10.00 feet, along the proposed easterly right-of-way line of Waggoner Road, and across said 7.898 acre tract to an iron pipe set;

Thence southeasterly, along the arc of a curve to the right for 50.41 feet, along the proposed easterly right-of-way line of Waggoner Road, and across said 7.898 acre tract, having a radius of 879.02 feet, a central angle of 03°17'10", a chord bearing of South 13°59'31" East, a chord distance of 50.41 feet to an iron pipe set;

Thence southwestly, along the arc of a curve to the right for 10.00 feet, along a northerly line of said 4.808 acre tract, and along a southerly line of said 7.898 acre tract, having a radius of 157.50 feet, a central angle of 03°38'20", a chord bearing of South 76°41'42" West, a chord distance of 10.00 feet, to the **True Point of Beginning**, containing 0.012 acres, more or less, which has no Franklin County Auditor's Parcel Number, 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 July 29, 2016.



Tim A. Baker 7-29-16

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

U:\173608763\Task 2 - Waggoner Road\design\analysis\ROW\Legal Descriptions\8-SH.docx

T-12-BD
Reduce Assessed
Average Only
in Common Area
0.012 acre
Highway Easement
out of
(SIS)
287957
through
(SIS)
287964





PARCEL 8-SH HIGHWAY EASEMENT
QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

DATE: 06/30/16

3123-E PLAN

SCALE: 1" = 50'

EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF A 7.898 ACRE TRACT, AS DESCRIBED IN I.N. 200903130035669, AS SHOWN IN CONDOMINIUM PLAT BOOK 209, PAGE 22.

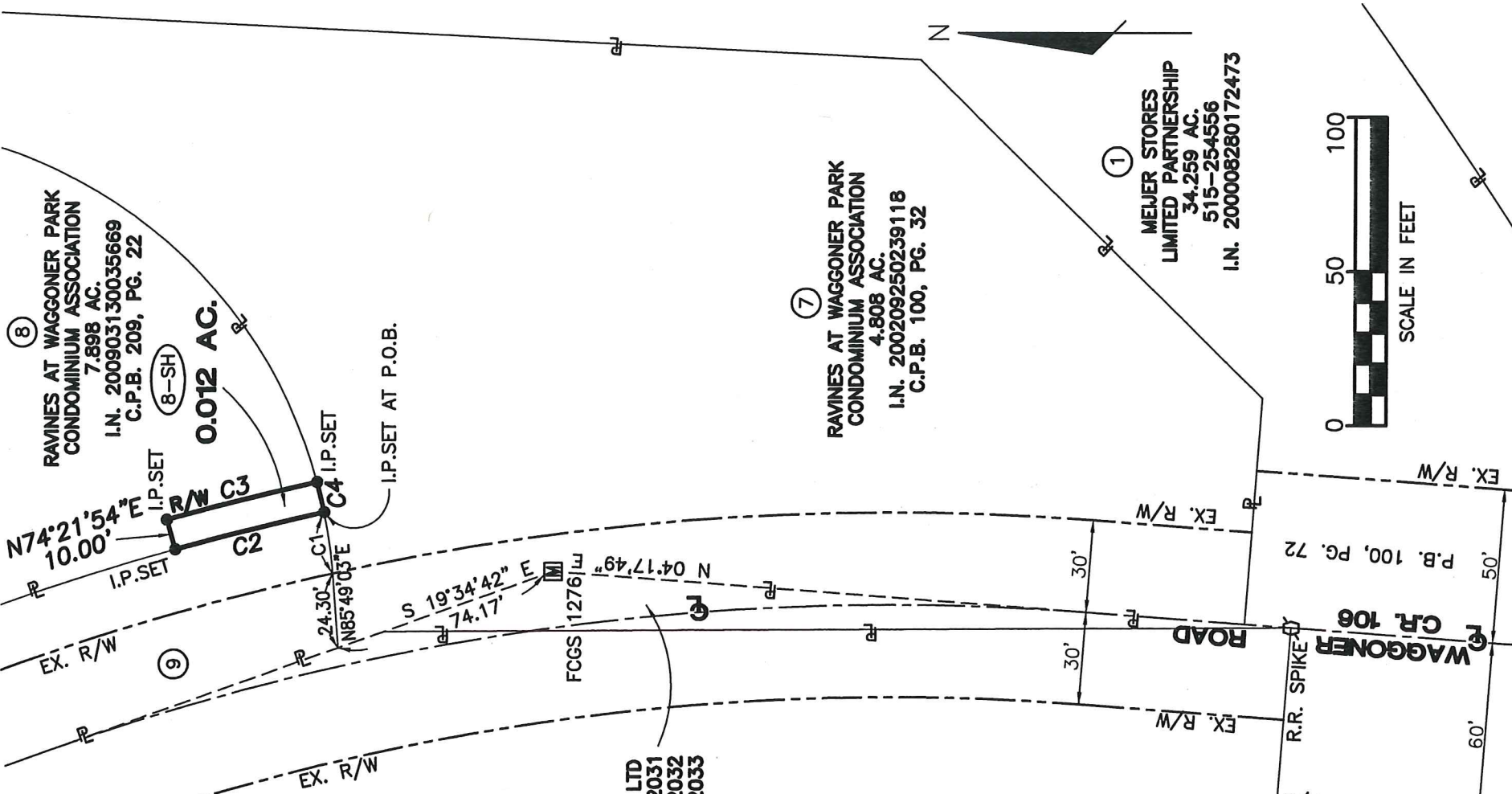
CURVE C1
 $\Delta = 07^{\circ}18'13''$
 $R = 157.50'$
 $L = 20.08'$
 $Br = N82^{\circ}09'58''E$
 $Ch = 20.06'$

CURVE C2
 $\Delta = 03^{\circ}17'49''$
 $R = 869.02'$
 $L = 50.01'$
 $Br = N13^{\circ}59'11''W$
 $Ch = 50.00'$

CURVE C3
 $\Delta = 03^{\circ}17'10''$
 $R = 879.02'$
 $L = 50.41'$
 $Br = S13^{\circ}59'31''E$
 $Ch = 50.41'$

CURVE C4
 $\Delta = 03^{\circ}38'20''$
 $R = 157.50'$
 $L = 10.00'$
 $Br = S76^{\circ}41'42''W$
 $Ch = 10.00'$

⑥
CITY OF COLUMBUS, OHIO
8.108 AC.
171-000033
I.N. 2007060600698737



⑧
RAVINES AT WAGGONER PARK
CONDOMINIUM ASSOCIATION
7.898 AC.
I.N. 200903130035669
C.P.B. 209, PG. 22

⑦
RAVINES AT WAGGONER PARK
CONDOMINIUM ASSOCIATION
4.808 AC.
I.N. 200209250239118
C.P.B. 100, PG. 32

①
MEIJER STORES
LIMITED PARTNERSHIP
34.259 AC.
515-254556
I.N. 200009280172473

- LEGEND**
- R PROPERTY LINE
 - EX. R/W EXISTING RIGHT OF WAY
 - R/W RIGHT OF WAY
 - POB POINT OF BEGINNING
 - ▭ PROP. HIGHWAY ESMT.

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 (MAY 2016) 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).

⑨
THE RAVINES AT
WAGGONER PARK, LTD.
59.518 AC.
I.N. 200110310251578

BY: *Tim A. Baker* 8-3-16
 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"