
PARCEL 196-T
0.008 ACRE (OR 410.06 SQUARE FEET)
TEMPORARY CONSTRUCTION EASEMENT
FOR THE PURPOSE OF PERFORMING THE WORK NECESSARY TO
CONSTRUCT ONE DRIVEWAY AND TO PERFORM GRADING
FOR 24 MONTHS FROM DATE OF ENTRY BY THE
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, Clinton Township, being in Quarter Township 4, Township 1, Range 18 West of the United States Military Lands, and being a portion of Lot 11 of Hudson Manor as recorded in Plat Book volume 16, page 19 (all document references are to the records of Franklin County unless otherwise stated), and being a **0.008 acre** parcel out of that tract known as Franklin County Auditor's **Parcel Number 010-069749** as conveyed to **Darlene Davis** (hereafter referred to as "Grantor") by the instrument filed as **Instrument Number 201804160049656**, and being more particularly described as follows:

Being a parcel of land lying on the right side of the existing centerline of right-of-way of Hudson Street (60' R/W – Public) and being more particularly described as follows:

BEGINNING at a point at the northwest corner of the Grantor, at the northwest corner of the said Lot 11, on the existing southerly right-of-way line of Hudson Street, at the northeast corner of Lot 10 of the said Hudson Manor, and being the northeast corner of that tract conveyed to Central Ohio Community Improvement Corporation by the instrument filed as Instrument Number 201906040065252, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 80+33.12, said point being the **TRUE POINT OF BEGINNING** of the parcel herein described;

Thence along the northerly line of the Grantor, the northerly line of the said Lot 11, and the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 26 minutes 46 seconds East for a distance of 46.87 feet** to a point at an angle point in the said northerly line of the Grantor, the northerly line of the said Lot 11, and in the said existing southerly right-of-way line of Hudson Street, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 80+79.99;

Thence continuing along the said northerly line of the Grantor, the said northerly line of Lot 11, and the said existing southerly right-of-way line of Hudson Street, **South 86 degrees 11 minutes 03 seconds East for a distance of 0.06 feet** to a point at the northeast corner of the Grantor, the northeast corner of the said Lot 11, and on the westerly line of that tract conveyed to Liggett Limited Partnership, an Ohio Limited Partnership by the instrument filed as Official Record volume 30715, page I19, said point being 30.00 feet right of the centerline of right-of-way of Hudson Street station 80+80.05;

Thence along the said easterly line of the Grantor, the said easterly line of Lot 11, and the westerly line of the said Liggett Limited Partnership, an Ohio Limited Partnership tract, **South 03 degrees 34 minutes 13 seconds West for a distance of 9.00 feet** to a point being 39.00 feet right of the centerline of right-of-way of Hudson Street station 80+80.23;

Thence crossing through the lands of the Grantor, the following four (4) courses:

1. **North 86 degrees 50 minutes 43 seconds West for a distance of 12.09 feet** to a point being 39.08 feet right of the centerline of right-of-way of Hudson Street station 80+67.96;
2. **North 45 degrees 57 minutes 05 seconds West for a distance of 4.75 feet** to a point being 36.00 feet right of the centerline of right-of-way of Hudson Street station 80+64.35;

3. **North 86 degrees 26 minutes 44 seconds West for a distance of 24.24 feet** to a point being 36.00 feet right of the centerline of right-of-way of Hudson Street station 80+40.11;
4. **South 63 degrees 43 minutes 55 seconds West for a distance of 8.04 feet** to a point on the Grantor's westerly line, on the westerly line of the said Lot 11, the easterly line of the said Lot 10 and on the easterly line of the said Central Ohio Community Improvement Corporation tract, said point being 40.00 feet right of the centerline of right-of-way of Hudson Street station 80+33.13;

Thence along the said westerly line of the Grantor, the said westerly line of Lot 11, the said easterly line of Lot 10, and the said easterly line of the Central Ohio Community Improvement Corporation tract, **North 03 degrees 28 minutes 46 seconds East for a distance of 10.00 feet** to the **TRUE POINT OF BEGINNING** of the parcel herein described.

The above description contains a total area of **0.008 acres** (**0.000 acres** are located within the Present Road Occupied resulting in a net take of **0.008 acres**), all of which are located within Franklin County Auditor's **Parcel Number 010-069749**.

Prior instrument of record as of this writing recorded in **Instrument Number 201804160049656**, in the records of Franklin County.

This description was prepared by Andrew T. Jordan, Ohio Registered Professional Surveyor number 8759, and is based on an actual field survey conducted by American Structurepoint Inc., and is true and correct to the best of my knowledge and belief.

The bearing for this description are based on Grid North as referenced to South 86 degrees 18 minutes 11 seconds East for the centerline of right-of-way of Hudson Street east of Interstate Route 71 (FRA-1-25.33) as referenced to the Ohio State Plane coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

The stations referenced herein are from the plans known as Hudson Street on file with City of Columbus, Ohio having "E" plan number 3575.

American Structurepoint, Inc.

 Andrew T. Jordan
 Registered Professional Surveyor No. 8759

 Date