

PARCEL 9-T
TEMPORARY CONSTRUCTION EASEMENT
0.031 ACRE TRACT (1347.2 S.F.)
EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1425 and being part of Lot 2 of Countrybrook Subdivision Tract I as recorded in Plat Book 41, Page 116 and re-recorded in Plat Book 49, Page 18 as conveyed to Ashton Square Associates, LP as described in Instrument Number 200206280159722, all references being those of record in the Franklin County, Ohio Recorder's Office, and being more particularly described as follows:

Beginning in the southerly existing right-of-way line of Sullivant Avenue West (RW Varies) and the easterly right of way line of Countrybrook Drive West (60') and being 46.51 feet right of centerline of right of way of Sullivant Avenue West station 204+42.43;

Thence easterly, along the said southerly right of way line of Sullivant Avenue West, South 77°03'31" East, 192.86 feet to the westerly existing right of way line of Countrybrook Drive East (60') and being 46.08 feet right of centerline of right of way of Sullivant Avenue West station 206+35.29;

Thence southeasterly, along the said westerly existing right of way line of Countrybrook Drive East with a curve to the left, having a radius of 20.00 feet, an arc length of 19.71 feet, an internal angle of 56°27'43", and a chord that bears South 48°49'15" East a distance of 18.92 feet to a point being 55.00 feet right of centerline of right of way of Sullivant Avenue West station 206+51.98;

Thence westerly, crossing the said property, North 75°06'14" West, 94.02 feet to a point being 52.00 feet right of centerline of right of way of Sullivant Avenue West station 205+58.00;

Thence westerly, crossing the said property, North 76°55'56" West, 129.29 feet to the said easterly right of way line of Countrybrook Drive West and being 52.00 feet right of centerline of right of way of Sullivant Avenue West station 204+28.71;

Thence northeasterly, along the said easterly existing right of way line of Countrybrook Drive West with a curve to the right, having a radius of 20.00 feet, an arc length of 15.14 feet, an internal angle of 43°21'53", and a chord that bears North 81°15'33" East a distance of 14.78 feet to the Point of Beginning, containing 0.031 acres (1347.2 S.F.), more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The bearings on this plan are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). Said bearings originated from a field traverse which was referenced to the said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of Sullivant Avenue West, having a bearing of South 76°55'56" East, is designated the "Basis of Bearing" for this description.

This description was prepared by Robert A. Bosworth, Registered Surveyor No. 7750, of Dynotec, Inc. on January 29, 2016.



Robert A. Bosworth

Robert A. Bosworth, P.S.
Registered Surveyor No. 7750

2-15-2016

Date