

**TEMPORARY CONSTRUCTION EASEMENT
BAGHASARIAN PROPERTY, PARCEL 17
0.027 ACRE**

Situated in the State of Ohio, County of Franklin, City of Columbus:

Being part of Lot No. 1 of Lexington Section No. 1 Subdivision being of record in Plat Book 40 Pages 24-25 and described in Instrument Number 201812210172644 to Antranik Baghasarian, record references to those of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows;

Beginning at the northwest corner of Lot No. 1 on the southerly right-of-way line of Petzinger Road (60'), being the Grantor's northwest corner and TRUE POINT OF BEGINNING:

thence along said southerly right-of-way line of Petzinger Road, South 79° 04' 30" East, 104.70 feet to a point of curvature;

thence southeasterly, along the westerly right-of-way line of Balford Square West (50'), with the arc of a curve to the right having a radius of 20.00 feet, a central angle of 59° 59' 24", a chord that bears South 49° 04' 12" East, a chord distance of 20.00 feet;

thence crossing the Grantor's land, North 79° 04' 30" West, 120.35 feet to a point on the Grantor's west line;

thence along Grantor's west line, North 01° 29' 15" East, 10.14 feet to the TRUE POINT OF BEGINNING, containing 0.027 acre more or less.

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

Basis of Bearings are South 74° 10' 15" East for the South line of Petzinger Road in Lexington Section No. 1 Subdivision recorded in Plat Book 40, Pages 24-25, Records of Franklin County, Ohio.

The above described temporary construction easement shall remain in full force and effect until the proposed storm sewer is accepted by the City of Columbus, Ohio.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, E. P. Ferris & Associates, Inc. on September 28, 2023.



Matthew E. Ferris, P.E., P.S.
Registered Surveyor No. 8230

Date