

**PARCEL 7-T  
TEMPORARY EASEMENT  
TO RECONSTRUCT A DRIVE  
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 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, 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 EAST, a distance of 60.00 feet, across said 4.808 acre tract to the intersection with the proposed easterly right-of-way line of Waggoner Road, and being the **True Point of Beginning**;

Thence SOUTH, a distance of 100.00 feet, across said 4.808 acre tract to a point;

Thence South 10°08'28" West, a distance of 40.00 feet, across said 4.808 acre tract to a point in the proposed easterly right-of-way line of Waggoner Road;

Thence North 03°20'00" West, a distance of 168.40 feet, across said 4.808 acre tract, and along the proposed easterly right-of-way line of Waggoner Road, to an iron pipe set;

Thence North 16°28'08" West, a distance of 50.00 feet, across said 4.808 acre tract, and along the proposed easterly right-of-way line of Waggoner Road, to an iron pipe set at the intersection with a northerly line of said 4.808 acre tract at a point of curvature;

Thence northeasterly, along the arc of a curve to the left for 81.80, along a northerly line of said 4.808 acre tract, and along a portion of a southerly line 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 having a radius of 157.50 feet, a central angle of 29°45'22", a chord bearing of North 59°59'51" East, a chord distance of 80.88 feet to a point;

Thence South 44°52'50" East, a distance of 35.00 feet, across said 4.808 acre tract to a point of curvature;

Thence southwesterly, along the arc of a curve to the right for 63.33 feet, across said 4.808 acre tract, having a radius of 192.50 feet, a central angle of 18°51'03", a chord bearing of South 54°32'42" West, a chord distance of 63.05 feet to a point;

Thence SOUTH, a distance of 40.00 feet, across said 4.808 acre tract to a point;

Thence South 38°08'21" West, a distance of 20.03 feet, across said 4.808 acre tract, to the **True Point of Beginning**, containing 0.136 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 June 17, 2016.



*Tim Baker* 6-17-16  
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Tim A. Baker                      Date  
Professional Surveyor No. S-7818



# PARCEL 7-T TEMPORARY EASEMENT

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 16

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

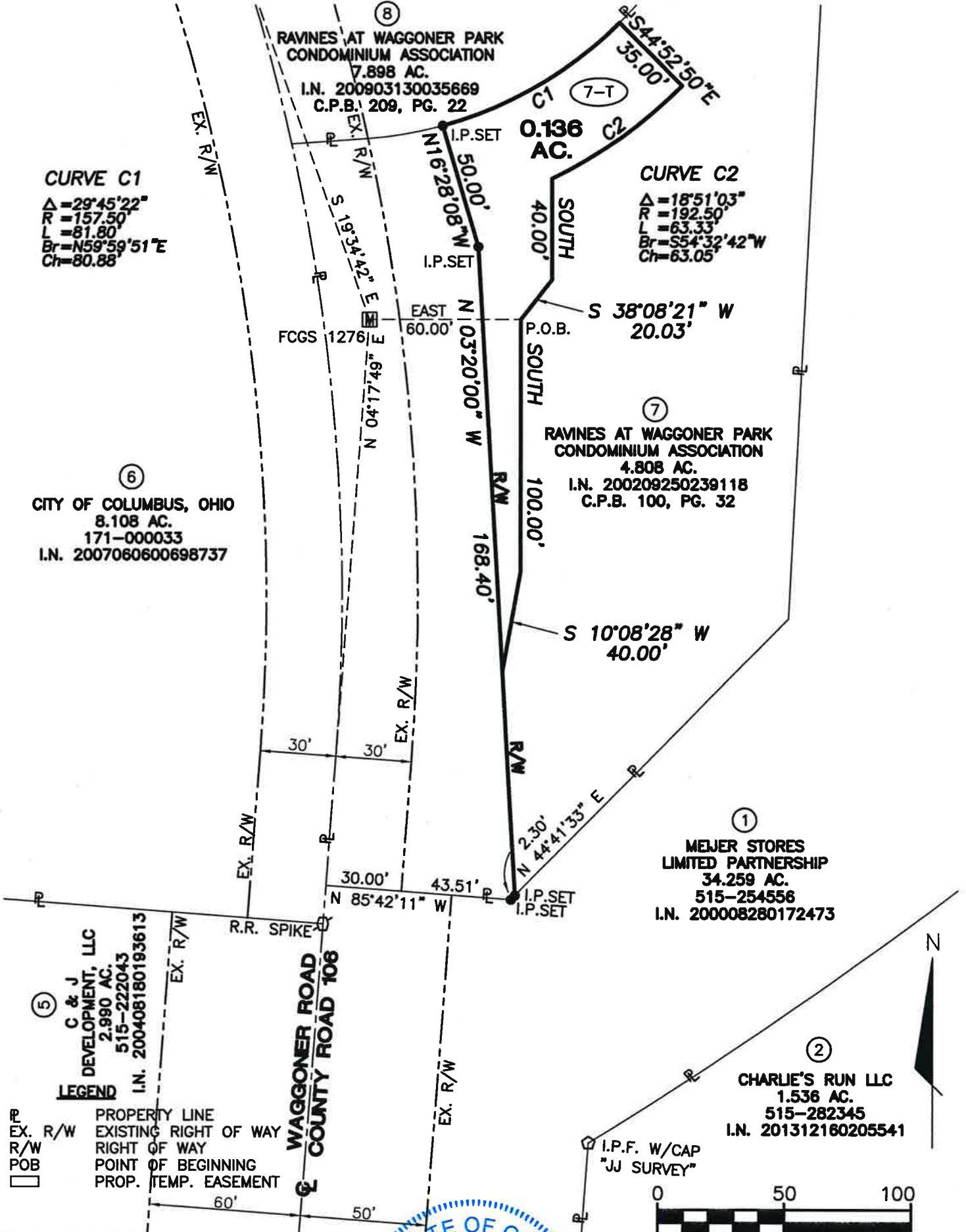
DATE: 06/21/16

3123-E PLAN

SCALE: 1" = 50'

## EXHIBIT "A"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF A 4.808 ACRE TRACT, AS DESCRIBED IN I.N. 200209250239118, AS SHOWN IN CONDOMINIUM PLAT BOOK 100, PAGE 32.



**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 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).



BY: *Tim Baker* 6-22-16  
 TIM BAKER, P.S. DATE  
 REGISTERED SURVEYOR NO. 7818

DRAWN BY: TB CHK BY: SER DATE

I.P.SET=3/4"x30" YELLOW CAP "STANTEC"

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Lot Name:          7-T
Lot Description:   TEMPORARY EASEMENT
Lot ID:           C.P.B. 209, PG. 22
Lot Owner:        RAVINES AT WAGGONER PARK CONDO ASSOC
Lot Area (Square Feet): 5935
Lot Area (Acres): 0.136
Lot Perimeter:    598.563
Closing Direction: S59°19'40.5"W
Closing Distance: 0.0002
    
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Course Data:(Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	724239.7869	1887061.8689	S00°00'00.0"W	100.000
	724139.7869	1887061.8689	S10°08'28.2"W	40.000
	724100.4118	1887054.8259	N03°20'00.1"W	168.398
	724268.5249	1887045.0344	N16°28'07.7"W	50.000

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PC      724316.4736  1887030.8597
RP      724468.5180  1886989.7654
Curve Direction:    CCW
Radial In:          N15°07'28.0"W
D.O.C Arc:          36°22'41.8"
D.O.C Chord:        37°01'07.7"
Radius:             157.500
Delta angle:        29°45'21.9"
Tangent length:     41.843
Arc length:         81.796
Chord Direction:    N59°59'51.0"E
Chord length:       80.880
External:           5.463
Middle ordinate:    5.280
Radial Out:         S44°52'49.9"E
    
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Point	Northing	Easting	Direction	Distance
PT	724356.9167	1887100.9022	S44°52'49.9"E	35.000
PC	724332.1165	1887125.5993		
RP	724468.5180	1886989.7654		

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Curve Direction:    CW
Radial In:          N44°52'49.9"W
D.O.C Arc:          29°45'50.5"
D.O.C Chord:        30°06'33.5"
Radius:             192.500
Delta angle:        18°51'02.9"
Tangent length:     31.956
Arc length:         63.334
Chord Direction:    S54°32'41.5"W
Chord length:       63.049
External:           2.634
Middle ordinate:    2.599
Radial Out:         S26°01'47.0"E
    
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Point	Northing	Easting	Direction	Distance
PT	724295.5440	1887074.2416	S00°00'00.0"W	40.000
	724255.5440	1887074.2416	S38°08'21.3"W	20.034

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End      724239.7870  1887061.8691
Error of Closure    1 : 2823310
Departure in Y (Northing): -0.0001
Departure in X (Easting):  -0.0002
    
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