

Description of a 0.140 Acre Temporary Access Easement
Parcel 35A

Situated in the State of Ohio, County of Franklin, and the City of Columbus, lying in Virginia Military Survey Number 424, being a 20.00 foot Temporary Access Easement lying on, over and across a 12.599 acre tract as conveyed to Celina Investments, LTD by deed of record in Instrument Number 201608170108470, and a 63.961 acre tract as conveyed to Celina Investments, LTD by deed of record in Instrument Number 199712230174327, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the northeast corner of said 12.599 acre tract;

Thence North 75° 52' 51" West a distance of 110.99 feet, along the northerly line of said 12.599 acre tract, to a point on the southerly right of way line of Frank Road (R/W varies), being right of way Parcel 1-LA as conveyed to the State of Ohio in Deed Book 2185, Page 110;

Thence South 49° 16' 36" West a distance of 30.21 feet, along the south line of said Parcel 1-LA, to the **TRUE POINT OF BEGINNING**;

Thence across and through said 12.599 and 63.961 acre tracts the following courses and distances:

South 37° 26' 41" East a distance of 40.66 feet, to a point of curvature;

Along a curve to the right, with a radius of 160.00 feet, a delta of 66° 48' 20", an arc length of 186.56 feet, a chord distance of 176.17 feet, with a chord bearing South 04° 02' 31" East, crossing the northerly line of said 63.961 acre tract at 65.10 feet, to a point of tangency;

South 29° 21' 40" West a distance of 87.91 feet, to a point on an existing 20.00 foot sanitary easement as described in Deed Book 1543, Page 165;

Thence North 73° 28' 20" West a distance of 20.51 feet, along said sanitary easement, to a point;

Thence across and through said 12.599 acre tract the following courses and distances:

North 29° 21' 40" East a distance of 92.47 feet, to a point of curvature;

Along a curve to the left, with a radius of 140.00 feet, a delta of 66° 48' 20", an arc length of 163.24 feet, a chord distance of 154.15 feet, with a chord bearing North 04° 02' 31" West, crossing a northerly line of said 63.961 acre tract at 106.01 feet, to a point of tangency;

North 37° 26' 41" West a distance of 39.52 feet, to a point on the south right of way line of Frank Road and the south line of said Parcel 1-LA ;

North 49° 16' 36" East a distance of 20.03 feet, to the **TRUE POINT OF BEGINNING**, containing 0.140 acres (0.045 acres lying within said 12.599 acre tract, and 0.095 acres lying within said 63.961 acre tract), more or less. Subject to all easements, restrictions, and rights-of-way of record.

