

**TEMPORARY CONSTRUCTION EASEMENT
0.0173 ACRE**

Parcel 16-T

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 1, Township 2, Range 18, United States Military Lands, being part of Lot 6 as delineated on the Partition Plat of the Scioto Land Company, Deed Book "A" page 194, destroyed by fire, as demonstrated in Survey Plat Book 3 pages 136-7 (on file in the Franklin County Engineer's Office), descriptions of said partition lots are recorded in Deed Book "A" pages 7 & 14 (all records of the Franklin County Recorder's Office), being part of the remaining portion of the property conveyed to Giuseppe A. Pingue as described in Official Record 6681G07, being designated as Parcel 16-T lying on the right side of the Centerline of Right-of-Way of Worthington Woods Boulevard (Right-of-Way Variable) as shown on the CENTERLINE PLAT OF WORTHINGTON WOODS BOULEVARD, as recorded in Plat Book 132, Page 36, and being more particularly described as follows:

Beginning at the northwest corner of said Pingue property, said point being the northeast corner of the property conveyed to Speedway SuperAmerica LLC, a Delaware limited liability company, as described in Instrument No. 200012280261635, and on the southerly right-of-way line of Worthington Woods Boulevard as shown on Plat Book 63, Page 55, being 50.00 feet Right of Station 12+59.71 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the northerly line of said Pingue property, along the southerly right-of-way line of said Worthington Woods Boulevard, along a curve to the left having a Delta Angle of 01 degrees 44 minutes 08 seconds, a Radius of 1050.00 feet, an Arc Length of 31.81 feet, along a Chord Bearing **North 81 degrees 41 minutes 59 seconds East, 31.81 feet** to a point 50.00 feet Right of Station 12+90.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Pingue property, **South 09 degrees 10 minutes 05 seconds East, 22.00 feet** to a point 72.00 feet Right of Station 12+90.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Pingue property, along a curve to the right having a Delta Angle of 01 degrees 57 minutes 41 seconds, a Radius of 1072.00 feet, an Arc Length of 36.70 feet, along a Chord Bearing **South 81 degrees 48 minutes 46 seconds West, 36.70 feet** to the westerly line of said Pingue property, said point being in the easterly line of said Speedway SuperAmerica LLC property, being 72.00 feet Right of Station 12+55.77 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the westerly line of said Pingue property, and the easterly line of said Speedway SuperAmerica LLC property, **North 03 degrees 26 minutes 13 seconds East, 22.39 feet** to the TRUE POINT OF BEGINNING, containing 0.0173 acre (753 Square Feet), more or less, all of which is contained within Franklin County Auditor's Parcel Number 610-146450-00.

Subject to all, legal, easements, rights-of-way, conditions and restrictions.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83(2011). Said bearings originated from a field traverse which was referenced to said coordinate system by Static GPS observations processed through OPUS. The portion of the centerline of Worthington Woods Boulevard, having a bearing of South 86° 33' 47" East, is designated as the "BASIS OF BEARING" for this description.

Address: Worthington Woods Boulevard, Columbus, Ohio 43085

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This description was prepared by Brian D. Smart, Registered Surveyor No. 7611, of Smart Services, Inc. on July 27, 2021 and is based upon actual field measurements performed by Smart Services, Inc.

Brian D. Smart, P.S.
Registered Surveyor No. 7611

Date