

**TEMPORARY CONSTRUCTION EASEMENT  
0.0171 ACRE**

**Parcel 40-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 property conveyed to Trinity Place, LLC, an Ohio limited liability company, as described in Instrument No. 201106160075645, being designated as Parcel 40-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 Trinity Place, LLC property, the same being the northeast corner of the property conveyed to KRA Properties, LLC as described in Instrument No. 201107180088641, being in the southerly right-of-way line of Worthington Woods Boulevard as shown on Plat Book 58, Page 89, and being 40.00 feet Right of Station 41+32.86 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the northerly line of said Trinity Place, LLC property and the southerly right-of-way line of Worthington Woods Boulevard, **South 87 degrees 10 minutes 15 seconds East, 77.14 feet** to a point 40.00 feet Right of Station 42+10.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Trinity Place, LLC property, **South 29 degrees 23 minutes 40 seconds West, 11.18 feet** to a point 50.00 feet Right of Station 42+05.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Trinity Place, LLC property, **North 87 degrees 10 minutes 15 seconds West, 72.19 feet** to the westerly line of said Trinity Place, LLC property, and in the easterly line of said KRA Properties, LLC (Inst. No. 201107180088641) property, being 50.00 feet Right of Station 41+32.81 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the westerly line of said Trinity Place, LLC property, and the easterly line of said KRA Properties, LLC (Inst. No. 201107180088641) property, **North 03 degrees 07 minutes 29 seconds East, 10.00 feet** to the TRUE POINT OF BEGINNING, containing 0.0171 acre (746.6 Square Feet), more or less, all of which is contained within Franklin County Auditor's Parcel Number 610-215486-00.

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 degrees 33 minutes 47 seconds East, is designated as the "BASIS OF BEARING" for this description.

Address: 1211-1245 Worthington Woods Boulevard, Columbus, Ohio 43085

This description was prepared by Brian D. Smart, Registered Surveyor No. 7611, of Smart Services, Inc. on September 24, 2021 and is based upon actual field measurements performed by Smart Services, Inc.

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

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Date