

**TEMPORARY CONSTRUCTION EASEMENT
0.0210 ACRE**

Parcel 45-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 A. & J. Rentals Limited Liability Company, an Ohio limited liability company, as described in Instrument No. 201204250057214, being designated as Parcel 45-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 the northwest corner of said A. & J. Rentals Limited Liability Company property, the same being the northeast corner of the Worthington Woods Office Centre Condominiums as shown on Condominium Plat Book 37, Page 17 and Official Record 8783E15, being on the southerly right-of-way line of Worthington Woods Boulevard as shown in Plat Book 64, Page 50, being 40.00 feet Right of Station 51+07.01 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the northerly line of said A. & J. Rentals Limited Liability Company property, and the southerly right-of-way line of said Worthington Woods Boulevard, along a curve to the left having a Delta Angle of 01 degree 09 minutes 59 seconds, a Radius of 1076.00 feet, an Arc Length of 21.90 feet, along a Chord Bearing **North 67 degrees 32 minutes 33 seconds East, 21.90 feet** to a point being 40.00 feet Right of Station 51+28.10 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said A. & J. Rentals Limited Liability Company property, **North 76 degrees 55 minutes 00 seconds East, 51.09 feet** to a point 50.00 feet Right of Station 51+76.12 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said A. & J. Rentals Limited Liability Company property, **South 65 degrees 09 minutes 51 seconds West, 32.62 feet** to a point 50.00 feet Right of Station 51+45.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said A. & J. Rentals Limited Liability Company property, **South 22 degrees 46 minutes 58 seconds West, 14.52 feet** to a point 60.00 feet Right of Station 51+35.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said A. & J. Rentals Limited Liability Company property, along a curve to the right having a Delta Angle of 02 degrees 01 minutes 17 seconds, a Radius of 1096.00 feet, an Arc Length of 38.67 feet, along a Chord Bearing **South 67 degrees 35 minutes 18 seconds West, 38.67 feet** to the westerly line of said A. & J. Rentals Limited Liability Company property, and being in the easterly line of said condominium property, being 60.00 feet Right of Station 50+98.45 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the westerly line of said A. & J. Rentals Limited Liability Company property, and along the easterly line of said condominium property, **North 02 degrees 31 minutes 25 seconds East, 21.92 feet** to the TRUE POINT OF BEGINNING, containing 0.0210 acre (916.4 Square Feet), more or less, all of which is contained within Franklin County Auditor's Parcel Number 610-209195.

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

**TEMPORARY CONSTRUCTION EASEMENT
0.0210 ACRE**

Parcel 45-T

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: 1335-1347 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.

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

Date