

**TEMPORARY CONSTRUCTION EASEMENT  
0.0549 ACRE**

**Parcel 46A-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, being part of multiple parcels conveyed to Giuseppe A. Pingue as described in Official Record 10290 B18 and Official Record 10290 C08, being designated as Parcel 46A-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 for Reference at a Mag Spike Set at the intersection of the centerline of Worthington Woods Boulevard with the centerline of Oakmeadows Drive (60' wide) as shown on The Ravines at Deer Creek, as recorded in Plat Book 64, Page 50, said intersection being at Station 53+66.39 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the centerline of said Oakmeadows Drive, South 36 degrees 13 minutes 09 seconds East, 53.57 feet to a point, said point being 53.57 feet Right of Station 53+66.39 of the Centerline of Worthington Woods Boulevard;

Thence crossing the right-of-way of said Oakmeadows Drive, North 53 degrees 46 minutes 51 seconds East, 30.71 feet to an Iron Pin Set at the Point of Beginning of the parcel herein described, said point being on the easterly right-of-way line of said Oakmeadows Drive, and on the westerly line of said Giuseppe A. Pingue property, and being 54.00 feet Right of Station 53+95.59 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Pingue properties, **North 51 degrees 46 minutes 03 seconds East, 15.16 feet** to a point, said point being 54.00 feet Right of Station 54+10.00 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Pingue properties, **North 18 degrees 15 minutes 44 seconds East, 26.04 feet** to a point on the northerly line of said Pingue properties, and on the southerly right of way line of said Worthington Woods Boulevard, said point being 40.00 feet Right of Station 54+31.00 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the northerly line of said Pingue properties, and the southerly right of way line of said Worthington Woods Boulevard, along a curve to the left having a Delta Angle of 11 degrees 00 minutes 13 seconds, a Radius of 1076.00 feet, an Arc Length of 206.65 feet, along a Chord Bearing **North 44 degrees 42 minutes 21 seconds East, 206.33 feet** to a northerly corner of said Pingue properties (parcel number 610-209076-00), the same being the southwesterly corner of a parcel conveyed to Giuseppe A. Pingue as described in Instrument Number 200301290028503 (parcel number 610-204080-00), said point being 40.00 feet Right of Station 56+29.96 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along a common line of said Pingue properties (parcel numbers 610-209076-00 and 610-204080-00), **South 50 degrees 47 minutes 46 seconds East, 13.07 feet** to a point, said point being 53.07 feet Right of Station 56+29.96 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Pingue properties, **South 46 degrees 34 minutes 05 seconds West, 26.38 feet** to a point, said point being 50.00 feet Right of Station 56+05.00 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Pingue properties, along a curve to the right having a Delta Angle of 08 degrees 34 minutes 20 seconds, a Radius of 1086.00 feet, an Arc Length of 162.48 feet,

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along a Chord Bearing **South 44 degrees 52 minutes 14 seconds West, 162.33 feet** to a point, said point being 50.00 feet Right of Station 54+50.00 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing said Pingue properties, **South 40 degrees 56 minutes 02 seconds West, 59.03 feet** to a point on the westerly line of said Pingue properties, said point being on the easterly right-of-way line of Oakmeadows Drive (60' Right-of-Way), and being 60.00 feet Right of Station 53+94.75 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the westerly line of said Pingue properties, and the easterly right-of-way line of Oakmeadows Drive, **North 36 degrees 13 minutes 09 seconds West, 0.73 feet** to a point, said point being 59.27 feet Right of Station 53+94.77 of the centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the westerly line of said Pingue properties, and the southerly right-of-way line of Worthington Woods Boulevard, along a curve to the right having a Delta Angle of 15 degrees 20 minutes 31 seconds, a Radius of 20.00 feet, an Arc Length of 5.36 feet, along a Chord Bearing **North 28 degrees 32 minutes 54 seconds West, 5.34 feet** to the Point of Beginning, containing 0.0549 acre (2392.0 Square Feet), more or less, 0.0325 acre from Franklin County Auditor's Parcel Number 610-209077 and 0.0224 acre from Franklin County Auditor's Parcel Number 610-209076.

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: 1445-1461 Worthington Woods Boulevard, Columbus, Ohio 43085

This description was prepared by Brian D. Smart, Registered Surveyor No. 7611, of Smart Services, Inc. on April 5, 2022 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