

**TEMPORARY CONSTRUCTION EASEMENT
0.0026 ACRE**

Parcel 64-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 81 as delineated on the plat of Deer Creek Section Two, as recorded in Plat Book 61, Page 64 (all records of the Franklin County Recorder's Office), being part of the property conveyed to Janet W. Page as described in Instrument No. 200603230054374, being designated as Parcel 64-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 Lot 81, the same being the southwest corner of Lot 80, said point being on the easterly right-of-way line of Worthington Woods Boulevard as shown in Plat Book 54, Page 50, and being 40.00 feet Right of Station 75+09.39 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the northerly line of Lot 81 and the southerly line of Lot 80, **South 81 degrees 02 minutes 30 seconds East, 1.75 feet** to a point 41.75 feet Right of Station 75+09.39 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing Lot 81, along a curve to the left having a Delta Angle of 02 degrees 32 minutes 34 seconds, a Radius of 708.25 feet, an Arc Length of 31.43 feet, along a Chord Bearing **South 07 degrees 41 minutes 13 seconds West, 31.43 feet** to a point, said point being 41.75 feet Right of Station 74+76.10 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence crossing Lot 81, **South 06 degrees 24 minutes 56 seconds West, 51.68 feet** to the southwest corner of Lot 81, and in the easterly right-of-way line of Worthington Woods Boulevard, said point being 40.00 feet Right of Station 74+22.24 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the westerly line of Lot 81, and the easterly right-of-way line of Worthington Woods Boulevard, **North 03 degrees 21 minutes 07 seconds East, 13.76 feet** to a point, said point being 40.00 feet Right of Station 74+36.00 of the Centerline of Right-of-Way of Worthington Woods Boulevard;

Thence along the westerly line of Lot 81, and the easterly right-of-way line of Worthington Woods Boulevard, along a curve to the right having a Delta Angle of 05 degrees 36 minutes 23 seconds, a Radius of 710.00 feet, an Arc Length of 69.47 feet, along a Chord Bearing **North 06 degrees 09 minutes 19 seconds East, 69.45 feet** to the TRUE POINT OF BEGINNING, containing 0.0026 acre (114 Square Feet), more or less, all of which is contained within Franklin County Auditor's Parcel Number 610-197833-00.

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: 1470 Buckpoint Lane, Columbus, Ohio 43085

This description was prepared by Brian D. Smart, Registered Surveyor No. 7611, of Smart Services, Inc. on November 22, 2021 and is based upon actual field measurements performed by Smart Services, Inc.

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