

PARCEL 14 – T2
0.030 ACRES
TEMPORARY CONSTRUCTION EASEMENT FOR THE PURPOSE OF
PERFORMING THE WORK NECESSARY TO CONSTRUCT SIDEWALK
AND DRIVE TO GRADE
FOR 24 MONTHS FROM THE DATE OF ENTRY
IN THE NAME AND FOR THE USE OF
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 51, Township 12, Range 21, of the Refugee Lands, and being part of a 3.043 acre tract conveyed to Broadstone KBC Portfolio, LLC, A New York Limited Liability Company (hereinafter referred to as "Grantor") by deed of record in Instrument Numbers 202207180104879 and 202207200106127 (Franklin County Parcel Number 010-015044-00) (all documents referenced herein are from the Franklin County Recorder's Office), and being more particularly described as follows:

BEGIN FOR REFERENCE at a concrete monument with an aluminum cap labeled "Frank 144" located along I-70 and the entrance ramp for James Road;

Thence South 36° 52' 15" East a distance of 6698.92 feet to a 1" Rebar set at the centerline right-of-way intersection of Refugee Road (Station 63+08.57) and Courtright Road (Station 00+00.00);

Thence North 04° 16' 25" East a distance of 424.94 feet along centerline of Courtright Road (80 feet in width) to a point at centerline Station 04+24.94;

Thence North 85° 43' 35" West a distance of 40.00 feet crossing Courtright Road to a point on the westerly right-of-way line of Courtright Road and the easterly line of the Grantor's 3.043 acre tract, 40.00 feet left of centerline station 04+24.94 and being the **TRUE POINT OF BEGINNING** for the Temporary Easement herein described;

Thence leaving the westerly right-of-way line of Courtright Road on the following four (4) courses across the Grantor's 3.043 acre tract;

1. North $85^{\circ} 43' 35''$ West a distance of 7.00 feet to a point 47.00 feet left of centerline station 04+24.94;
2. North $04^{\circ} 16' 25''$ East a distance of 98.11 feet to a point 47.00 feet left of centerline station 05+23.05;
3. South $85^{\circ} 43' 35''$ East a distance of 3.00 feet to a point 44.00 feet left of centerline station 05+23.05;
4. North $04^{\circ} 16' 25''$ East a distance of 153.95 feet to a point on the westerly right-of-way line of Courtright Road 44.00 feet left of centerline station 06+77.00;

Thence along the westerly right-of-way line of Courtright Road along a curve to the right with a radius of 20.00 feet, a delta angle of $36^{\circ} 52' 01''$, an arc length of 12.87 feet, a chord bearing South $14^{\circ} 09' 05''$ East with a chord length of 12.65 feet to an angle point, 40.00 feet left of centerline station 06+65.00;

Thence South $04^{\circ} 16' 25''$ West a distance of 240.06 feet continuing along the westerly right-of-way line of Courtright Road to the **TRUE POINT OF BEGINNING**, containing 0.030 acres, more or less, being subject to all easements, restrictions, and right-of-way of record.

This description was prepared by Robert J. Sands, Ohio Professional Survey Number 8053, and is based on a survey conducted by DLZ Ohio, Inc. in 2021 under his direct supervision.

The bearings for this description are based on the Ohio State Plane Coordinate System, South Zone, and reference the North American Datum of 1983 and the 2007 adjustment (NAD83(2007)), with the bearing of Courtright Road being North $04^{\circ} 20' 06''$ East.

Where described, iron pins set are 5/8 inch rebar, 30 inches long, with yellow caps stamped "DLZ OHIO INC."

Robert J. Sands
Professional Surveyor No. 8053\

Date