

PARCEL 24 – T
0.009 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 52, Township 12, Range 21, of the Refugee Lands, and being part of a 1.020 acre tract conveyed to Cynthia Ibarra (hereinafter referred to as "Grantor") by deed of record in Instrument Number 201308050132320 (Franklin County Parcel Number 010-118503-00) (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 68° 13' 01" East a distance of 3871.42 feet to a 1 inch Rebar set at the centerline right-of-way intersection of Petzinger Road (Station 37+02.68) and Courtright Road (Station 41+62.20);

Thence South 04° 29' 48" West a distance of 351.83 feet along centerline of Courtright Road (R/W width varies) to a point at centerline Station 38+10.38;

Thence North 85° 28' 51" West a distance of 30.00 feet leaving the centerline across Courtright Road to an iron pin set on the westerly right-of-way line of Courtright Road and the southerly line of a 0.980 acre tract conveyed to Community Housing Intent, Inc. by deed of record in Instrument Number 202207070099754 and the northerly line of the Grantor's 1.020 acre tract, 30.00 feet left of centerline station 38+10.39 and being the **TRUE POINT OF BEGINNING** for the Temporary Easement herein described;

COC TMP

EXHIBIT A

Thence South $04^{\circ} 29' 48''$ West a distance of 63.02 feet along the westerly right-of-way of Courtright Road, 30.00 feet left of the centerline station 37+47.36;

Thence leaving the westerly right-of-way line of Courtright Road on the following six (6) courses across the Grantor's 1.020 acre tract;

1. North $85^{\circ} 30' 06''$ West a distance of 6.00 feet to a point 36.00 feet left of centerline station 37+47.36;
2. North $04^{\circ} 29' 54''$ East a distance of 20.53 feet to a point 36.00 feet left of centerline station 37+67.89;
3. North $85^{\circ} 30' 06''$ West a distance of 2.00 feet to a point 38.00 feet left of centerline station 37+67.89;
4. North $04^{\circ} 29' 54''$ East a distance of 12.00 feet to a point 38.00 feet left of centerline station 37+79.89;
5. South $85^{\circ} 30' 06''$ East a distance of 2.00 feet to a point 36.00 feet left of centerline station 37+79.89;
6. North $04^{\circ} 29' 54''$ East a distance of 30.50 feet to a point on the line common to the Grantor and the southerly line of the 0.980 acre tract, 36.00 feet left of centerline station 38+10.39;

Thence South $85^{\circ} 28' 51''$ East a distance of 6.00 feet continuing along the line common to the Grantor and the 0.980 acre tract to the **TRUE POINT OF BEGINNING**, containing 0.009 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.

COC TMP

EXHIBIT A

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° 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