

PARCEL 1-T
TEMPORARY CONSTRUCTION EASEMENT
0.0129 ACRE TRACT (562.8 S.F.)
EXHIBIT "B"

Situate in the Township of Franklin, County of Franklin, State of Ohio, Virginia Military Survey No. 3315, being part of Lot No. 12, of the Subdivision of M.L. Sullivants as recorded in Plat Book 11, Page 22, and part of a 0.4688 acre tract of land conveyed to Hatfield Enterprises, LLC by deed recorded in Instrument No. 200904010045678 (all references to deeds, microfiche, plats, surveys, etc. refer to the records of the Franklin County Recorder's Office, unless noted otherwise) and being more particularly bounded and described as follows:

Commencing for reference at an iron pin set at the northeasterly corner of said 0.4688 acre tract, being at the intersection of the original southerly easement right-of-way line of Broad Street as conveyed to Michael Derrer by deed recorded in Deed Book 96, Page 270, and with the westerly easement right-of-way line of Wilson Road as conveyed to First B Realty, LP, by deed recorded in Instrument No. 199712300178214;

thence along the easterly line of said 0.4688 acre tract and the westerly right-of-way line of said Wilson Road, South three degrees forty-one minutes thirty-two seconds East (S03°41'32"E) for five and 00/100 feet (5.00');

thence continuing along said lines, on a curve to the right with a radius of fifty-three and 13/100 feet (53.13') for an arc distance of eleven and 53/100 feet (11.53') {chord bears South eighty-seven degrees twenty-five minutes forty-four seconds East (S87°25'44"E) a distance of eleven and 50/100 feet (11.50'), delta angle of said curve being twelve degrees twenty-five minutes forty-five seconds (12°25'45"')};

thence leaving said lines across said 0.4688 acre tract, on a curve to the left with a radius of thirty and 00/100 feet (30.00') for an arc distance of forty-one and 87/100 feet (41.87') {chord bears South forty-one degrees thirteen minutes three seconds East (S41°13'03"E) a distance of thirty-eight and 55/100 feet (38.55'), delta angle of said curve being seventy-nine degrees fifty-seven minutes forty-one seconds (79°57'41"')} to the easterly line of said 0.4688 acre tract and the westerly right-of-way line of said Wilson Road;

thence continuing along said lines for the following two (2) courses:

1. on a curve to the right with a radius of thirty-five and 00/100 feet (35.00') for an arc distance of seven and 37/100 feet (7.37') {chord bears South five degrees twenty minutes sixteen seconds West (S05°20'16"W) a distance of seven and 36/100 feet (7.36'), delta angle of said curve being twelve degrees four minutes twenty-one seconds (12°04'21"')};
2. South eleven degrees twenty-two minutes twenty-one seconds West (S11°22'21"W) for sixty-seven and 75/100 feet (67.75') to the **TRUE POINT OF BEGINNING** of the herein described tract of land;

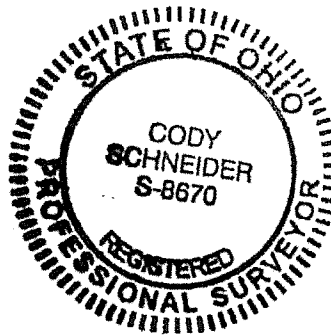
thence continuing along said lines, South eleven degrees twenty-two minutes twenty-one seconds West (S11°22'21"W) for forty-five and 64/100 feet (45.64');


thence leaving said lines across said 0.4688 acre tract for the following three (3) courses:

1. North seventy-eight degrees four minutes fifty-four seconds West (N78°04'54"W) for twelve and 36/100 feet (12.36');
2. North eleven degrees twenty-one minutes fifteen seconds East (N11°21'15"E) for forty-five and 28/100 feet (45.28');
3. South seventy-nine degrees forty-six minutes eight seconds East (S79°46'08"E) for twelve and 37/100 feet (12.37') to the west line of Wilson Road and the **TRUE POINT OF BEGINNING**, containing 0.0129 acres (562.8 S.F.), more or less, subject however to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.;

Bearings are based upon the Ohio State Plane Coordinate System, South Zone, NAD83 (2007). Said bearings originated from said coordinate system by GPS observations from National Geodetic Survey control station FRANK 52 and National Geodetic Survey continually operating reference station COLUMBUS CORS ARP. The bearing along the centerline of Wilson Road, near the Broad Street intersection, being North 11°22'00" East, is designated as the "Basis of Bearing" for this survey.

This description was prepared under the direction of Cody Schneider, Ohio Registered Surveyor No. 8670, of Woolpert Inc., and is based on a field survey performed during May 2015.



 1/26/2017
Cody Schneider, PS Date
Ohio Registered Surveyor No. 8670