

TEMPORARY CONSTRUCTION EASEMENT

0.046 Acre Tract (2007.2 S.F.)

2-T

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 2, Township 1, Range 17 of the United States Military Lands and being portion of a 1.23 acres parcel as conveyed to Woodrow T. & Rita J. Helm as described in Deed Book 3593 page 596, all references being those of record in the Franklin County Recorder's Office and further described as follows:

Beginning for reference at FCGS Monument 3351 at the centerline intersection of Sunbury Road (60' wide) and Agler Road (width varies) and commencing at Sta 10+00.00;

Thence **South 86°18'10" East a distance of 1,882.85 feet** easterly along the centerline of said Agler Road to a **mag nail set** at Sta 28+82.85;

Thence **North 03°21'51" East a distance of 40.00 feet** northerly along the west line of said 1.23 acres parcel conveyed to Woodrow T & Rita J. Helm and also being the east line of 0.231 acres conveyed to City of Columbus as described in Instrument No. 200009010176510 to an **iron pin set** being 40.00 feet left of Sta 28+82.62 and the **Principal Place of Beginning**;

Thence **North 03°21'51" East a distance of 10.00 feet** northerly along the west line of said 1.23 acres parcel conveyed to Woodrow T & Rita J. Helm and also being the east line of said 0.231 acres conveyed to City of Columbus to a point being 50 feet left of Sta 28+82.56;

Thence **South 86°18'10" East a distance of 200.72 feet** easterly across said 1.23 acres parcel conveyed to Woodrow T & Rita J. Helm to a point in the west line of a 4.348 acres parcel conveyed to Agler Green Limited Partnership as described in Instrument 200204010081623 being 50.00 feet left of Sta 30+83.28;

Thence **South 03°18'41" West a distance of 10.00 feet** southerly along the east line of said 1.23 acres parcel conveyed to Woodrow T & Rita J. Helm to an **iron pin set** and also being the southwest corner of said 4.348 acres parcel and also being the northwest corner of 0.532 acres conveyed to the City of Columbus as described in Deed Book 3041 page 567 being 40.00 feet left of Sta 30+83.34;

Thence **North 86°18'10" West a distance of 200.72 feet** westerly across said 1.23 acres parcel conveyed to Woodrow T & Rita J. Helm being 40.00 feet left of Sta 28+82.62 and the **Principal Place of Beginning** containing 0.046 acres (2007.2 S.F.) more or less.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

The above described area is entirely within Franklin County Auditor's Parcel Number 010-137510-00 in the Franklin County Auditor's Office.

Bearings shown are based on the Ohio State Plane Coordinate System, South Zone, NAD83(CORS96), said bearings originated from a field traverse which was referenced to said

coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station Network. The portion of the centerline of Agler Road (width varies), having a bearing of South 86°18'10" East and monumented by FCGS 3351 and 4459, is designated the "Basis of Bearing."

Basis of Stationing is set at 10+00.00 at an aluminum cap stamped "FCGS 3351" in PVC encased concrete monument inside a road monument box at the intersection of Agler Road with Sunbury Road.

The above description was prepared by Bemba K Jones, P.S. #7343 in November 2018 and is based on existing records and an actual field survey performed by XYZ Professional Services LTD. in July 2017. A drawing of the above description is attached hereto and made a part hereof.

Iron pins set are 5/8" diameter iron rebar 30" long with plastic cap inscribed BKJ 7343.

01/04/2019

Bemba K. Jones, P.S. Ohio Registered Surveyor #7343

Date