

EASEMENT

The City of Columbus, the Grantor(s), in consideration of the sum of \$18,895.00, to be paid by the State of Ohio, Department of Transportation, does convey(s) to the State of Ohio for the use and benefit of the Department of Transportation, the Grantee, an easement, which is more particularly described in Exhibit A, attached, the following described real estate:

PARCEL(S): 23 LA-1, LA-2, LA-3, LA-4, A
FRA-70-13.10

SEE EXHIBIT A ATTACHED

Franklin County Current Tax Parcel No. 010-066781

Prior Instrument Reference: Columbus City Ordinance No. 338-43, Columbus City Ordinance No. 334-34, Columbus City Ordinance No. 32412, Plat Volume 3, Page 370, Warranty Deed Volume 52, Page 203 and Warranty Deed Volume 48, Page 283, Franklin County Recorder's Office.

Grantor(s), for itself and its successors and assigns, covenants with the Grantee, its successors and assigns, that it is the true and lawful owner(s) in fee simple of the property, and has the right and power to convey the property and that the property is free and clear from all liens and encumbrances, except: (a) easements, restrictions, conditions, and covenants of record; (b) all legal highways; (c) zoning and building laws, ordinances, rules, and regulations; and (d) any and all taxes and assessments not yet due and payable; and that Grantor(s) will warrant and defend the property against all claims of all persons.

The property conveyed to Grantee is being acquired for one of the statutory purposes the Director of Transportation may acquire property under Title LV of the Revised Code, such as but not limited to those purposes enumerated in Sections 5501.31 and 5519.01 of the Revised Code.

Grantor(s) has a right under Section 163.211 of the Revised Code to repurchase the property conveyed if Grantee decides not to use the property for the purpose stated above and Grantor(s) provides timely notice of a desire to repurchase; provided however that such right of repurchase is subject to the authority of the Director of Transportation to convey unneeded property pursuant to Section 5501.34 (F) of the Revised Code. The price to be paid upon such repurchase shall be the property's fair market value as determined by an independent appraisal made by an appraiser chosen by agreement of the parties or, if the parties cannot agree, an appraiser chosen by the court. The within right of repurchase shall be extinguished if any of the following occur: (A) Grantor(s) declines to repurchase the property; (B) Grantor(s) fails to repurchase the property within sixty days after Grantee offers the property for repurchase; (C) Grantee grants or transfers the property to any other person or agency; or (D) Five years have passed since the property was appropriated.

IN WITNESS WHEREOF The City of Columbus by and through _____, the _____ of The City of Columbus, has hereunto subscribed _____ name on the _____ day of _____, _____.

THE CITY OF COLUMBUS

By: _____

STATE OF OHIO, COUNTY OF FRANKLIN SS:

The foregoing instrument was acknowledged before me this _____ day of _____, _____, _____ as _____ of The City of Columbus.

In Testimony Whereof, I have subscribed my name and affixed my official seal on the day and year last aforesaid.

NOTARY PUBLIC
My Commission expires: _____

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

EXHIBIT A

RX 284 A

Page 1 of 2

Rev. 06/09

Ver. Date 03/06/2020

PID  89464

**PARCEL 23-A
FRA-70-13.10
PERPETUAL AERIAL EASEMENT**

A perpetual easement to construct, operate, maintain and replace a highway bridge or viaduct, including its substructure and superstructure, above the following described property.

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in the Virginia Military District and in Virginia Military Survey Number 1393, being part of a 17.00 acre tract, part of Lots 4, 5, 12, Lots 14-17 and all of Lots 6-11 of Riverside Addition as shown in Plat Book 3 page 370 and portions of Banner Street, originally platted as Bank Street, Gift Street, McDowell Street and unnamed alleys vacated by the City of Columbus in Ordinance Number 334-34, and as described in a deed to The City of Columbus, Ohio in Deed Book 48 page 283, (All records are on file at the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

Commencing at an iron pin set at the intersection of the northerly right of way of vacated Bank Street, Ordinance No. 334-34, and the easterly right of way of vacated Frank Alley, Ordinance No. 338-43, as shown in said Riverside Addition, said intersection being the northwesterly corner of Parcel No. 219B-LA as shown in FRA-62-12.56, Mound-Sandusky Expressway Right-of-Way Plans, and described in Deed Book 2093 page 129 and being on the easterly line of Parcel 1 listed on page 5 in a deed to State of Ohio, Department of Transportation in Instrument Number 20171006140288;

Thence North 70° 44' 28" East, following the northerly right of way of vacated Bank Street passing through said 17.00 acre tract, for a distance of 315.86 feet the westerly right of way of Scioto Boulevard (140' R/W) as described in Ordinance No. 170-41 and also being the **True Place of Beginning** of the parcel herein described;

Thence North 18° 54' 10" East, following the westerly right of way of Scioto Boulevard passing through said 17.00 acre tract, for a distance of 9.94 feet to a point;

Thence North 74° 19' 17" East, continuing through said 17.00 acre tract, for a distance of 359.27 feet to a point on the easterly line of said 17.00 acre tract, being on the easterly right of way of vacated McDowell Street, Ordinance 334-34, and in the Scioto River;

EXHIBIT A

RX 284 A

Rev. 06/09

Thence South 02° 06' 19" West, following the easterly line of said 17.00 acre tract, the easterly right of way of vacated McDowell Street, for a distance of 84.38 feet to a point;

Thence South 70° 31' 35" West, passing through said 17.00 acre tract, for a distance of 144.20 feet to a point;

Thence continuing through said 17.00 acre tract along the arc of a curve to the left, having a radius of 1,592.75 feet, a delta of 10° 17' 23", a chord bearing of South 65° 22' 53" West, a chord distance of 285.66 feet , for an arc length of 286.04 feet to the westerly right of way of Scioto Boulevard;

Thence North 18° 54' 10" East, following the westerly right of way of Scioto Boulevard passing through said 17.00 acre tract, for a distance of 153.16 feet to the **True Place of Beginning**, and containing 37,474 square feet or 0.860 acres of land, more or less, in Franklin County Auditor Parcel Number 010-066781, of which Present Road Occupied is 0.444 acres of land and having a net take of 0.416 acres of land.

City of Columbus Sanitary Pump Station at Dodge Park:

Existing elevation at pumps = 724.14

The lowest allowable bottom of superstructure elevation is 776.00

The bearings for this description are based on Grid North, Ohio State Plane, South Zone and referenced to the North American Datum of 1983 (1986 Adjustment) determined by GPS Observations between Franklin County Control Monuments "Frank 143" and "COC 5-83" as being North 77° 09' 24" West.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.



03/06/20



EXHIBIT A

Page 1 of 2

Rev. 06/09

RX 272 LA

PID  89464

Vcr. Date 12/10/2019

**PARCEL 23-LA1
FRA-70-13.10
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
INCLUDING LIMITATION OF ACCESS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in the Virginia Military District and in Virginia Military Survey Number 1393, being part of a 17.00 acre tract, part of Lots 4, 5, 12, Lots 14-17 and all of Lots 6-11 of Riverside Addition as shown in Plat Book 3 page 370 and portions of Banner Street, originally platted as Bank Street, Gift Street, McDowell Street and unnamed alleys vacated by the City of Columbus in Ordinance Number 334-34, and as described in a deed to The City of Columbus, Ohio in Deed Book 48 page 283, (All records are on file at the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

Commencing at an iron pin set at the intersection of the northerly right of way of vacated Bank Street, Ordinance No. 334-34, and the easterly right of way of vacated Frank Alley, Ordinance No. 338-43, as shown in said Riverside Addition, said intersection being the northwesterly corner of Parcel No. 219B-LA as shown in FRA-62-12.56, Mound-Sandusky Expressway Right-of-Way Plans, and described in Deed Book 2093 page 129 and being on the easterly line of Parcel 1 listed on page 10 in a deed to State of Ohio, Department of Transportation in Instrument Number 20171006140288;

Thence North 70° 44' 28" East, following the northerly right of way of vacated Bank Street passing through said 17.00 acre tract, for a distance of 315.86 feet to an iron pin set on the westerly right of way of Scioto Boulevard (140' R/W) as described in Ordinance No. 170-41;

EXHIBIT A

RX 272 LA

Rev. 06/09

Thence South 71° 22' 45" East, continuing through said 17.00 acre tract, for a distance of 29.15 to the **True Place of Beginning** of the parcel herein described;

Thence continuing through said 17.00 acre tract for the following four courses and distances;

1. North 22° 04' 15" East, for a distance of 24.00 feet to an iron pin set;
2. South 67° 55' 45" East, for a distance of 28.00 feet to an iron pin set;
3. South 22° 04' 15" West, for a distance of 24.00 feet to an iron pin set;
4. North 67° 55' 45" West, for a distance of 28.00 feet to the **True Place of Beginning**, and containing 672 square feet or 0.015 acres of land, more or less, in Franklin County Auditor Parcel Number 010-066781, of which Present Road Occupied is 0.015 acres of land and having a net take of 0.000 acres of land.

All iron pin set are 5/8" x 30" rebar with a yellow ms consultants identifying cap.

The bearings for this description are based on Grid North, Ohio State Plane, South Zone and referenced to the North American Datum of 1983 (1986 Adjustment) determined by GPS Observations between Franklin County Control Monuments "Frank 143" and "COC 5-83" as being North 77° 09' 24" West.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.

split
0.015 acre
out of
(010)
66781

[Handwritten Signature] 10/21/19

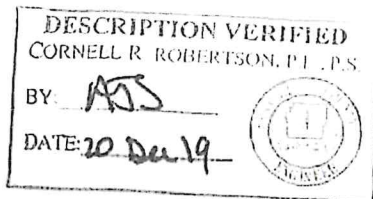


EXHIBIT A

RX 272 LA

Ver. Date 12/10/2019

Page 1 of 2

Rev. 06/09

PID 89464

**PARCEL 23-LA2
FRA-70-13.10
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
INCLUDING LIMITATION OF ACCESS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in the Virginia Military District and in Virginia Military Survey Number 1393, being part of a 17.00 acre tract, part of Lots 4, 5, 12, Lots 14-17 and all of Lots 6-11 of Riverside Addition as shown in Plat Book 3 page 370 and portions of Banner Street, originally platted as Bank Street, Gift Street, McDowell Street and unnamed alleys vacated by the City of Columbus in Ordinance Number 334-34, and as described in a deed to The City of Columbus, Ohio in Deed Book 48 page 283, (All records are on file at the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

Commencing at an iron pin set at the intersection of the northerly right of way of vacated Bank Street, Ordinance No. 334-34, and the easterly right of way of vacated Frank Alley, Ordinance No. 338-43, as shown in said Riverside Addition, said intersection being the northwesterly corner of Parcel No. 219B-LA as shown in FRA-62-12.56, Mound-Sandusky Expressway Right-of-Way Plans, and described in Deed Book 2093 page 129 and being on the easterly line of Parcel 1 listed on page 10 in a deed to State of Ohio, Department of Transportation in Instrument Number 20171006140288;

Thence North 70° 44' 28" East, following the northerly right of way of vacated Bank Street passing through said 17.00 acre tract, for a distance of 315.86 feet to an iron pin set on the westerly right of way of Scioto Boulevard (140' R/W) as described in Ordinance No. 170-41;

EXHIBIT A

RX 272 LA

Rev. 06/09

Thence South 18° 54' 10" West, following the westerly right of way of Scioto Boulevard and continuing through said 17.00 acre tract, for a distance of 29.64 to a point;

Thence South 71° 05' 50" East, continuing through said 17.00 acre tract perpendicular to the previous course, for a distance of 56.20 feet to the **True Place of Beginning** of the parcel herein described;

Thence continuing through said 17.00 acre tract for the following four courses and distances;

1. North 66° 47' 14" East, for a distance of 28.00 feet to an iron pin set;
2. South 23° 12' 46" East, for a distance of 28.00 feet to an iron pin set;
3. South 66° 47' 14" West, for a distance of 28.00 feet to an iron pin set;
4. North 23° 12' 46" West, for a distance of 28.00 feet to the **True Place of Beginning**, and containing 784 square feet or 0.018 acres of land, more or less, in Franklin County Auditor Parcel Number 010-066781, of which Present Road Occupied is 0.018 acres of land and having a net take of 0.000 acres of land.

All iron pin set are 5/8" x 30" rebar with a yellow ms consultants identifying cap.

The bearings for this description are based on Grid North, Ohio State Plane, South Zone and referenced to the North American Datum of 1983 (1986 Adjustment) determined by GPS Observations between Franklin County Control Monuments "Frank 143" and "COC 5-83" as being North 77° 09' 24" West.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.

Split
0.018 acre
out of
(010)
66781

 10/20/19

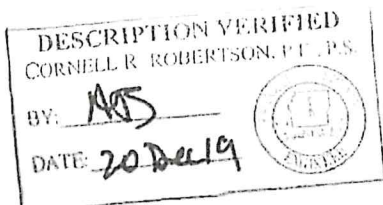


EXHIBIT A

RX 272 LA

Page 1 of 2

Rev. 06/09

Ver. Date 01/27/2020

PID  89464

**PARCEL 23-LA3
FRA-70-13.10
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
INCLUDING LIMITATION OF ACCESS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in the Virginia Military District and in Virginia Military Survey Number 1393, being part of a 17.00 acre tract, part of Lots 4, 5, 12, Lots 14-17 and all of Lots 6-11 of Riverside Addition as shown in Plat Book 3 page 370 and portions of Banner Street, originally platted as Bank Street, Gift Street, McDowell Street and unnamed alleys vacated by the City of Columbus in Ordinance Number 334-34, and as described in a deed to The City of Columbus, Ohio in Deed Book 48 page 283, (All records are on file at the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

Commencing at an iron pin set at the intersection of the northerly right of way of vacated Bank Street, Ordinance No. 334-34, and the easterly right of way of vacated Frank Alley, Ordinance No. 338-43, as shown in said Riverside Addition, said intersection being the northwesterly corner of Parcel No. 219B-LA as shown in FRA-62-12.56, Mound-Sandusky Expressway Right-of-Way Plans, and described in Deed Book 2093 page 129 and being on the easterly line of Parcel 1 listed on page 10 in a deed to State of Ohio, Department of Transportation in Instrument Number 20171006140288;

Thence North 70° 44' 28" East, following the northerly right of way of vacated Bank Street passing through said 17.00 acre tract, for a distance of 315.86 feet to an iron pin set on the westerly right of way of Scioto Boulevard (140' R/W) as described in Ordinance No. 170-41;

EXHIBIT A

RX 272 LA

Rev. 06/09

Thence South 18° 54' 10" West, following the westerly right of way of Scioto Boulevard and continuing through said 17.00 acre tract, for a distance of 89.03 to the **True Place of Beginning** of the parcel herein described;

Thence South 27° 40' 16" East, passing through said 17.00 acre tract for a distance of 28.23 feet to an iron pin set;

Thence South 62° 19' 44" West, continuing through said 17.00 acre tract for a distance of 29.82 feet to an iron pin set on the westerly right of way of Scioto Boulevard;

Thence North 18° 54' 10" East, following the westerly right of way of Scioto Boulevard for a distance of 41.06 feet to the **True Place of Beginning**, and containing 421 square feet or 0.010 acres of land, more or less, in Franklin County Auditor Parcel Number 010-066781, of which Present Road Occupied is 0.010 acres of land and having a net take of 0.000 acres of land.

All iron pin set are 5/8" x 30" rebar with a yellow ms consultants identifying cap.

The bearings for this description are based on Grid North, Ohio State Plane, South Zone and referenced to the North American Datum of 1983 (1986 Adjustment) determined by GPS Observations between Franklin County Control Monuments "Frank 143" and "COC 5-83" as being North 77° 09' 24" West.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.



01/27/20



EXHIBIT A

RX 272 LA

Page 1 of 2

Rev. 06/09

Ver. Date 04/06/2020


PID 89464

**PARCEL 23-LA4
FRA-70-13.10
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
INCLUDING LIMITATION OF ACCESS**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the State of Ohio, Department of Transportation, its successors and assigns forever.

Grantor/Owner, his heirs, executors, administrators, successors and assigns forever, are hereby divested of any and all abutter's rights, including access rights in, over and to the within described real estate, including such rights with respect to any highway facility constructed thereon (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, located in the Virginia Military District and in Virginia Military Survey Number 1393, being part of a 17.00 acre tract, part of Lots 4, 5, 12, Lots 14-17 and all of Lots 6-11 of Riverside Addition as shown in Plat Book 3 page 370 and portions of Banner Street, originally platted as Bank Street, Gift Street, McDowell Street and unnamed alleys vacated by the City of Columbus in Ordinance Number 334-34, and as described in a deed to The City of Columbus, Ohio in Deed Book 48 page 283, (All records are on file at the Recorder's Office, Franklin County, Ohio) and being more fully described as follows:

Commencing at an iron pin set at the intersection of the northerly right of way of vacated Bank Street, Ordinance No. 334-34, and the easterly right of way of vacated Frank Alley, Ordinance No. 338-43, as shown in said Riverside Addition, said intersection being the northwesterly corner of Parcel No. 219B-LA as shown in FRA-62-12.56, Mound-Sandusky Expressway Right-of-Way Plans, and described in Deed Book 2093 page 129 and being on the easterly line of Parcel 1 listed on page 10 in a deed to State of Ohio, Department of Transportation in Instrument Number 20171006140288;

Thence North 70° 44' 28" East, following the northerly right of way of vacated Bank Street passing through said 17.00 acre tract, for a distance of 578.35 feet to a point;

EXHIBIT A

RX 272 LA

Rev. 06/09

Thence South 19° 15' 32" East, continuing through said 17.00 acre tract, for a distance of 20.04 feet to the **True Place of Beginning** of the parcel herein described, said parcel is located in the present channel of the Scioto River;

Thence continuing through said 17.00 acre tract for the following four courses and distances;

1. South 64° 10' 02" East, for a distance of 14.00 feet to a submerged point;
2. South 25° 49' 58" West, for a distance of 72.00 feet to a submerged point;
3. North 64° 10' 02" West, for a distance of 14.00 feet to a submerged point;
4. North 25° 49' 58" East, for a distance of 72.00 feet to the **True Place of Beginning**, and containing 1,008 square feet or 0.023 acres of land, more or less, in Franklin County Auditor Parcel Number 010-066781, of which Present Road Occupied is 0.023 acres of land and having a-net take of 0.000 acres of land.

All iron pin set are 5/8" x 30" rebar with a yellow ms consultants identifying cap.

The bearings for this description are based on Grid North, Ohio State Plane, South Zone and referenced to the North American Datum of 1983 (1986 Adjustment) determined by GPS Observations between Franklin County Control Monuments "Frank 143" and "COC 5-83" as being North 77° 09' 24" West.

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559.

TNN
 Submerged
 Lands
 Part of
 (010)
 66781

[Handwritten Signature] 06/16/20

