

DESCRIPTION OF 0.109 ACRES

Situated in the State of Ohio, County of Franklin, City of Whitehall, located in Section 17, Township 12, Range 21 of the Refugee Lands, being all of that 20-foot wide sewer easement described in a deed to City of Columbus, Ohio, of record in Deed Book 1069, Page 222, and being a part of **Parcel III and Parcel IV** as described in a deed to **Erie Land Co., LLC**, of record in **Instrument Number 202209010126397**, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

Commencing for reference at the intersection of the centerline of right-of-way for E. Main Street (U.S. Route 40; 80' R/W width) and the centerline of right-of-way for Maplewood Avenue (60' R/W width), being on the south line of Parcel 22-WD as described in a deed to the City of Whitehall, of record in Instrument Number 201504090045067;

Thence **North 04 degrees 00 minutes 08 seconds East**, along the centerline of right-of-way for Maplewood Avenue, crossing E. Main Street, across said Parcel 22-WD, a distance of **71.42 feet** to a point on the north line of said Parcel 22-WD;

Thence **North 60 degrees 35 minutes 41 seconds West**, crossing Maplewood Avenue, along the north line of said Parcel 22-WD, along the north line of Tract V as described in said Mama Company deed, along the south line of said Parcel III, along the south line of Lot 89 of Lowrie Bros. East Broad Street Acre Allotment, as numbered and delineated on the record plat thereof, on file in Plat Book 8, Page 18A, a distance of **153.84 feet** to the southeast corner of said 20-foot sewer easement, being the **TRUE POINT OF BEGINNING** for this description;

Thence across said Parcel III and Parcel IV for the following four (4) described courses:

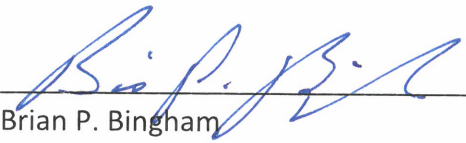
1. **North 60 degrees 35 minutes 41 seconds West**, continuing along the north line of said Tract V, the south line of said Parcel III, and the south line of said Lot 89, along the south line of said 20-foot sewer easement, a distance of **44.74 feet** to the southwest corner of said easement;
2. **North 34 degrees 02 minutes 30 seconds West**, along the southwest line of said 20-foot sewer easement, across said Lot 89, across Lot 88 of said Lowrie Bros. East Broad Street Acre Allotment, a distance of **191.15 feet** to a point on a curve, said point being a north corner of said 20-foot sewer easement, being on the west line of said Lot 88, and being on the east line of Parcel I as described in said Mama Company deed;
3. Along the arc of a non-tangent curve to the right, along the west line of said 20-foot sewer easement, along the west line of said Lot 88, along the east line of said Parcel I, said curve having a radius of **2,831.16 feet**, a central angle of **01 degrees 08 minutes 58 seconds**, and an arc length of **56.79 feet** to the northern most corner of said easement, said curve being subtended by a long chord having a bearing of **North 13 degrees 25 minutes 18 seconds West** and a length of **56.79 feet**;
4. **South 34 degrees 02 minute 30 seconds East**, along the northeast line of said 20-foot sewer easement, across said Lot 88, across said Lot 89, a distance of **284.33 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total area of **0.109 acres** within Franklin County Auditor's Parcel Number 090-001900.

Bearings described hereon are based on South 87 degrees 35 minutes 10 seconds East for the existing centerline of right-of-way for E. Main Street (U.S. Route 40; 80' R/W width), measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Brian P. Bingham
Registered Professional Surveyor No. 8438



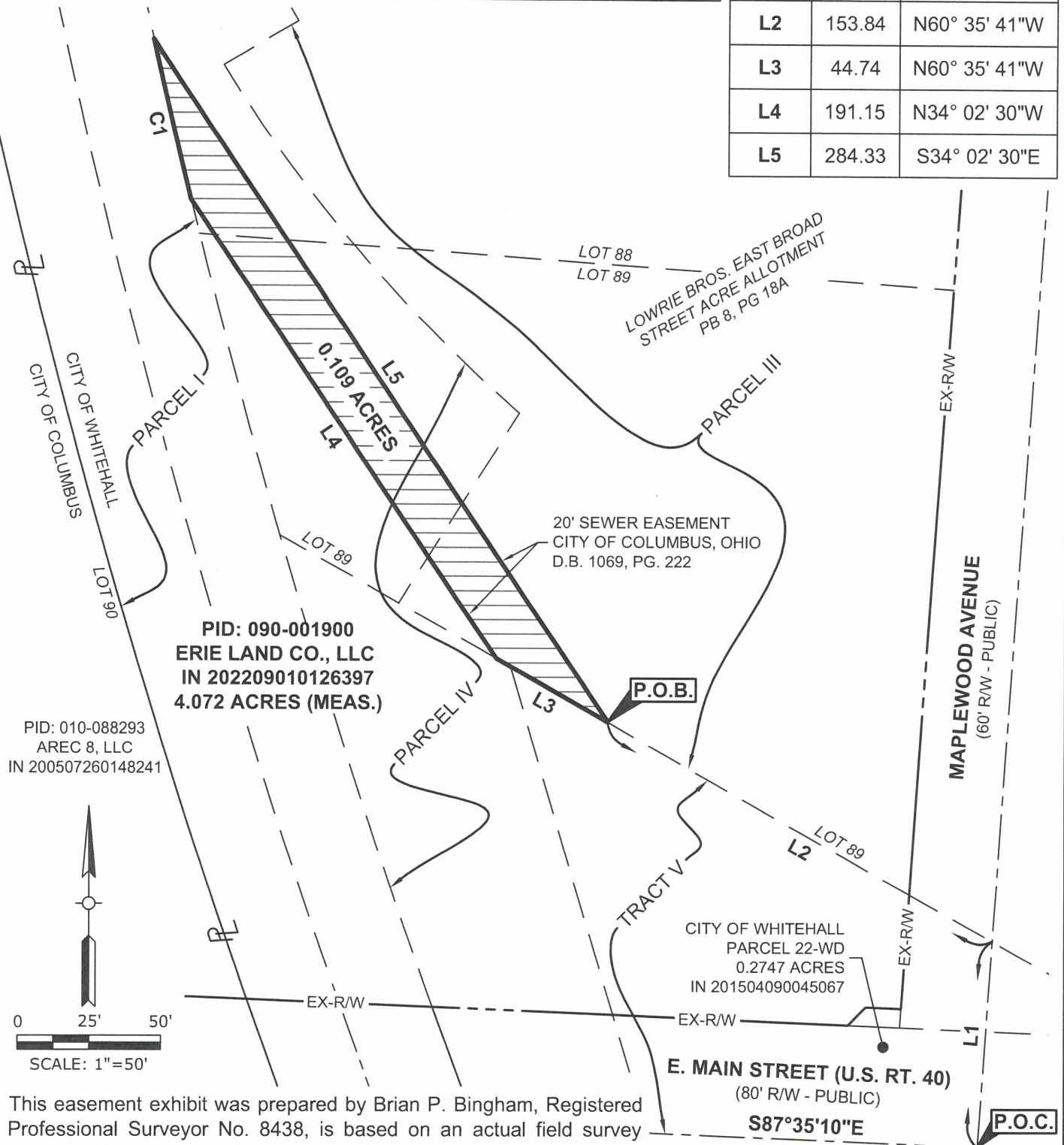
8/17/2023
Date

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF WHITEHALL, SECTION 17, TOWNSHIP 12, RANGE 21, REFUGEE LANDS

BASIS OF BEARINGS

Bearings described hereon are based on South 87 degrees 35 minutes 10 seconds East for the existing centerline of right-of-way for E. Main Street (U.S. Route 40; 80' R/W), measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

Curve Table						Line Table		
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing	Line #	Length	Direction
C1	56.79'	2831.16'	001°08'58"	56.79'	N13°25'18"W	L1	71.42	N04° 00' 08"E
						L2	153.84	N60° 35' 41"W
						L3	44.74	N60° 35' 41"W
						L4	191.15	N34° 02' 30"W
						L5	284.33	S34° 02' 30"E



This easement exhibit was prepared by Brian P. Bingham, Registered Professional Surveyor No. 8438, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

B.P. Bingham
 Brian P. Bingham
 Professional Land Surveyor 8438

8/17/2023
 Date



DRAWING FILE: C:\2021\0214\10.D - Drawings\Survey\2021\0214\10.SU.2022.05.22.Survey\Structurepoint\Whitehall.dwg
 PLOT DATE: 07/2023 8:17 AM
 PLOT SCALE: 1"=50'
 EDITED BY: CHEMUNICS
 DATE: 8/7/2023



SEWER EASEMENT VACATION
 FOR
THE ENCLAVE ON MAIN
 CITY OF WHITEHALL, FRANKLIN COUNTY, OHIO

DATE:	08/07/2023
DRAWN BY:	MWM/CRH
CHECKED BY:	BPB
JOB NUMBER:	2021.02113

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