
**PARCEL 17-P
0.316 ACRE
PERMANENT EASEMENT
TO CONSTRUCT AND MAINTAIN A SHARED-USE PATH
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF
THE CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

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 City of Columbus, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes plural, and words used in 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, being located in Section 2, Township 1, Range 18, U.S. Military Lands, and being a part of Lots 50 and 51 of Kenworth Place, of record in Plat Book 9, Page 6, part of said Lot 50 and all of said Lot 51 being described in a deed to **JMoore Holdings, LLC**, of record in Instrument Number 201512150175236, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, being a parcel on the left side and right side of the centerline of construction for Olentangy Trail, as delineated on the centerline plat for Olentangy Trail, of record in Plat Book ____, Page ____, said parcel being further bounded and described as follows:

BEGINNING at a submerged point in the center (meander) line of the Olentangy River, on the existing south right-of-way line for Orchard Lane, as established by said Plat Book 9, Page 6, being the northwest corner of said Lot 51, and being on the east line of that 2.902 acre tract of land described in a deed to State of Ohio, of record in Deed Book 3700, Page 847, said iron pin being 156.24 feet left of Olentangy Trail centerline of construction station 35+50.04;

Thence **South 88 degrees 35 minutes 26 seconds East**, along the existing south right-of-way line for said Orchard Lane and along the north line of said Lot 51, (passing an iron pin set at a distance of 100.00 feet, said iron pin being 72.29 feet left of Olentangy Trail centerline of construction station 36+04.37), a total distance of **228.81 feet** to an iron pin set, said iron pin being 39.81 feet right of Olentangy Trail centerline of construction station 36+65.18;

Thence **South 34 degrees 19 minutes 14 seconds West**, across said Lots 50 and 51, a distance of **93.66 feet** to an iron pin set at the southwest corner of the grantor's land, being the northwest corner of that part of said Lot 50 described in a deed to Richard S. Brody and Tamar Rudavsky, of record in Instrument Number 200507280150159, said iron pin being on the west line of said Lot 50, and being on the east line of said 2.902 acre tract, said iron pin being 35.85 feet right of Olentangy Trail centerline of construction station 35+80.70;

Thence **North 88 degrees 35 minutes 26 seconds West**, along the south line of the grantor's land and along the north line of said Brody and Rudavsky tract, a distance of **121.66 feet** to a submerged point on the west line of said Lot 50, being on the east line of said 2.902 acre tract, said point being 66.28 feet left of Olentangy Trail centerline of construction station 35+14.60;

Thence **North 34 degrees 10 minutes 39 seconds West**, along the west line of said Lots 50 and 51, along the east line of said 2.902 acre tract, and along the center (meander) line of the Olentangy River, a distance of **96.69 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **0.316 acres** (0.000 acres located within the present road occupied, P.R.O.), all of which is located within Franklin County Auditor's parcel number 010-002652.

Bearings described herein are based of 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.

Iron pins set are 30” by 5/8” diameter rebar with caps stamped “ASI PS 8438”.

This description was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on May 5, 2022, 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, PS
Registered Professional Surveyor No. 8438

Date