

November 21, 2023

Description of an Access Easement for Sanitary Sewer, south of W. State St., City of Columbus

SITUATED in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1393, being a part of Chapel St. (32.5' wide) vacated by City Ordinance No. 25271, and a part of Lots 155 and 156, all as shown on M.L. Sullivants' Western Additions, Plat Book 1, pg. 268, all conveyed to HP Land Development, LTD. in Instrument (Instr.) No. 200102280040101, Franklin County Recorder's Office;

All records referred to are those of record in the County Recorder's Office, unless otherwise noted;

Beginning at the northeast corner of Lot 156 and the northwest corner of Lot 155, being a point on the south right of way line of W. State St. (80' wide), being the northeast corner of the said HP Land Development tract and the northwest corner of a tract conveyed to Norfolk Southern Railroad in Instr. No. 200710260186473;

THENCE South 81 degrees 45 minutes 22 seconds West 38.47 feet, along the north line of the said HP Land Development tract and the said Lot 156, and the south right of way line of the said W. State St., to a point, being the True Point of Beginning;

THENCE South 08 degrees 14 minutes 38 seconds East 7.50 feet, crossing the said HP Land Development tract and the said Lot 156, to a point;

THENCE North 81 degrees 45 minutes 22 seconds East 39.26 feet, the said HP Land Development tract, the said Lot 156, and the said Lot 155, to a point in an east line of the said the said HP Land Development tract and a west line of the said Norfolk Southern Railroad tract;

THENCE South 14 degrees 15 minutes 25 seconds East 181.41 feet, along an east line of the said HP Land Development tract and a west line of the said Norfolk Southern tract, crossing the said Lot 155, to a point in the south line of the said Lot 155 and the north right of way line of the said Chapel St., being a corner of the said HP Land Development tract and a corner of the said Norfolk Southern tract;

THENCE South 08 degrees 14 minutes 38 seconds East 1.20 feet, along an east line of the said HP Land Development tract and a west line of the said Norfolk Southern tract, crossing the said vacated Chapel St., to a point;

THENCE South 75 degrees 54 minutes 58 seconds West 7.41 feet, crossing the said HP Land Development tract and the said vacated Chapel St., to a point;

THENCE North 13 degrees 59 minutes 26 seconds West 108.29 feet, crossing the said HP Land Development tract, the said vacated Chapel St., and the said Lot 155, to a point;

THENCE South 76 degrees 39 minutes 53 seconds West 7.96 feet, crossing the said HP Land Development tract and the said Lots 155 and 156, to a point;

THENCE North 14 degrees 15 minutes 25 seconds West 60.66 feet, crossing the said HP Land Development tract and the said Lot 156, to a point;

THENCE South 81 degrees 45 minutes 22 seconds West 40.76 feet, crossing the said HP Land Development tract and the said Lot 156, to a point;

THENCE North 08 degrees 14 minutes 38 seconds West 22.50 feet, crossing the said HP Land



Development tract and the said Lot 156, to a point in the north line of the said HP Land
Development tract and the said Lot 156, and in the south right of way line of the said W. State St.;

THENCE North 81 degrees 45 minutes 22 seconds East 15.00 feet, along the north line of the said
HP Land Development tract and the said Lot 156, and the south right of way line of the said W.
State St., to the True Point of Beginning, having an area of 2,627 square feet or 0.060 acres;

The easement described herein is part of Parcel No. 010-042378;

The Basis of Bearing for this description is the south right of way line of W. State St. as being North
81 degrees 45 minutes 22 seconds East, assumed, and is used to denote angles only;



11/21/23

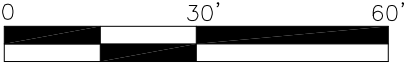
Raymond J. Wood P.S. 7745

date



SANITARY SEWER EASEMENTS EXHIBIT

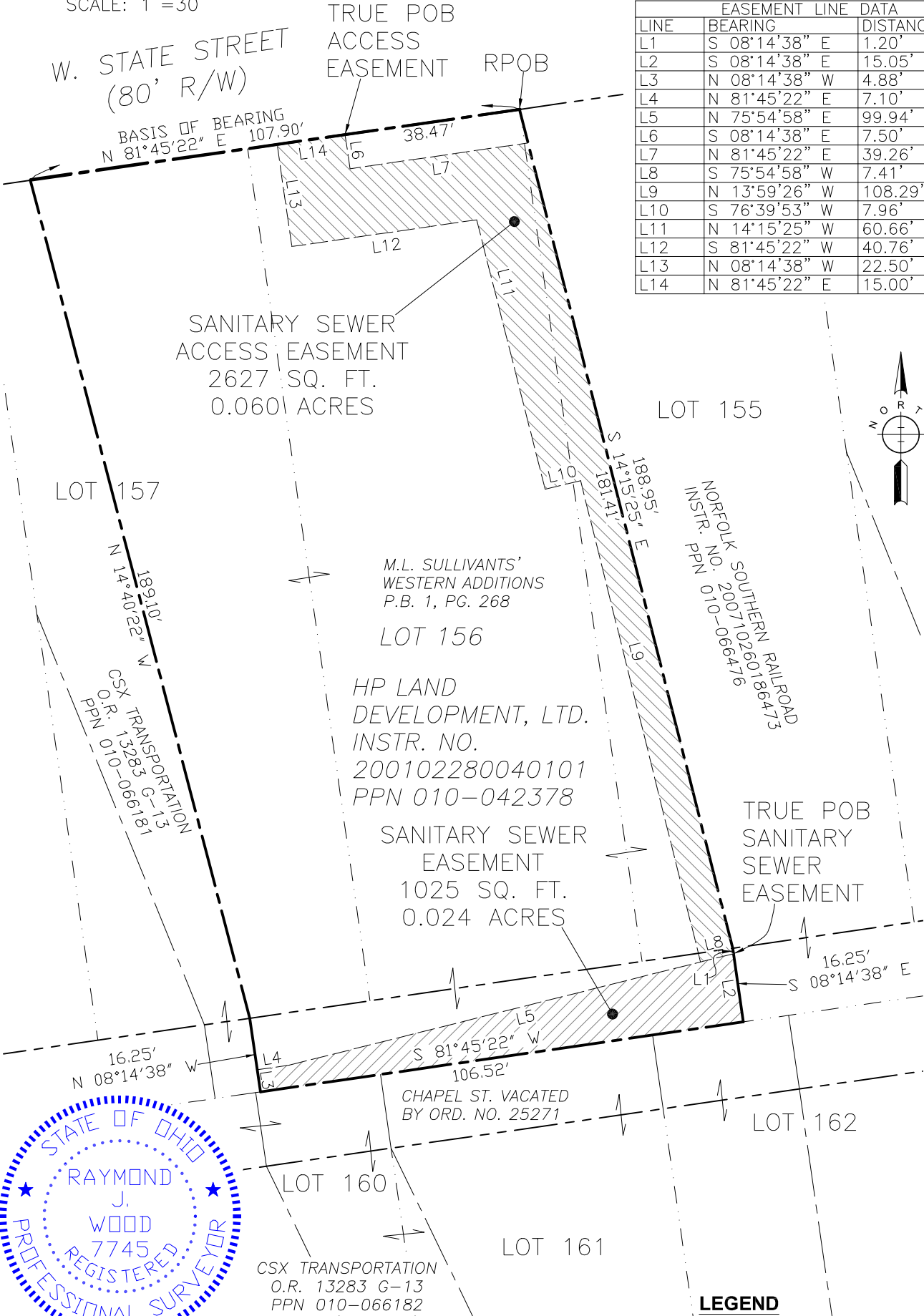
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 1393, AND BEING A PART OF LOTS 155 AND 157, AND ALL OF LOT 156 OF M.L. SULLIVANTS' WESTERN ADDITION, P.B. 1, PG. 268, AND PART OF CHAPEL ST. VACATED IN ORD. NO. 25271, ALL CONVEYED TO HP LAND DEVELOPMENT, LTD. IN INSTR. NO. 200102280040101, FRANKLIN COUNTY RECORDERS OFFICE;



SCALE: 1"=30'

THE BASIS OF BEARING FOR THIS EXHIBIT IS THE SOUTH RIGHT OF WAY LINE OF W. STATE ST. AS BEING N 81°45'22" E, ASSUMED, AND IS USED TO DENOTE ANGLES ONLY.

EASEMENT LINE DATA		
LINE	BEARING	DISTANCE
L1	S 08°14'38" E	1.20'
L2	S 08°14'38" E	15.05'
L3	N 08°14'38" W	4.88'
L4	N 81°45'22" E	7.10'
L5	N 75°54'58" E	99.94'
L6	S 08°14'38" E	7.50'
L7	N 81°45'22" E	39.26'
L8	S 75°54'58" W	7.41'
L9	N 13°59'26" W	108.29'
L10	S 76°39'53" W	7.96'
L11	N 14°15'25" W	60.66'
L12	S 81°45'22" W	40.76'
L13	N 08°14'38" W	22.50'
L14	N 81°45'22" E	15.00'



THIS EXHIBIT WAS PREPARED FROM DEED AND PLAT RECORDS, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Raymond J. Wood

12/29/23

RAYMOND J. WOOD REG. SURV. 7745 DATE

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- SUBDIVISION LOT LINES
- SEWER EASEMENT
- ACCESS EASEMENT

P:\Projects\2023\230134-000R CoC W State St Sanitary\522-CAD\520-Survey\522-DwgModels\W STATE ST P ESMTS.dwg by:joe.wood on 12/29/2023 @ 09:10:55 am

Coordinate File:

Closure Results

Starting Point 5301: N 713080.297 E 1825691.270 Z 0.000 START TEMP

Closing Reference Point 5301: N 713080.297 E 1825691.270 Z 0.000 START TEMP

Ending Point 5312: N 713080.297 E 1825691.276 Z -0.000 END TEMP

Azimuth Of Error: 83°55'42"

North Error : 0.00063

East Error : 0.00589

Vertical Error : -0.00000

Hz Dist Error : 0.00592

Sl Dist Error : 0.00592

Traverse Lines : 11

SideShots : 0

Store Points : 1

Horiz Dist Traversed: 491.950

Slope Dist Traversed: 491.950

Closure Precision: 1 in 83081.7

Starting Point 5301: N 713080.297 E 1825691.270 Z 0.000 START TEMP

Point No.	Horizontal Angle	Vertical Angle	Slope Dist	Northing Description	Easting	Elevation
5302 PNT	S8.1438E	0.0000	7.500	713072.874	1825692.346	-0.000
5303 PNT	N81.4522E	0.0000	39.260	713078.504	1825731.200	-0.000
5304 PNT	S14.1525E	0.0000	181.410	712902.681	1825775.876	-0.000
5305 PNT	S8.1438E	0.0000	1.200	712901.493	1825776.048	-0.000
5306 PNT	S75.5458W	0.0000	7.410	712899.690	1825768.861	-0.000
5307 PNT	N13.5926W	0.0000	108.290	713004.768	1825742.681	-0.000
5308 PNT	S76.3953W	0.0000	7.960	713002.932	1825734.935	-0.000
5309 PNT	N14.1525W	0.0000	60.660	713061.723	1825719.996	-0.000
5310 PNT	S81.4522W	0.0000	40.760	713055.879	1825679.658	-0.000
5311 PNT	N8.1438W	0.0000	22.500	713078.147	1825676.431	-0.000
5312 END TEMP	N81.4522E	0.0000	15.000	713080.297	1825691.276	-0.000

Sideshots