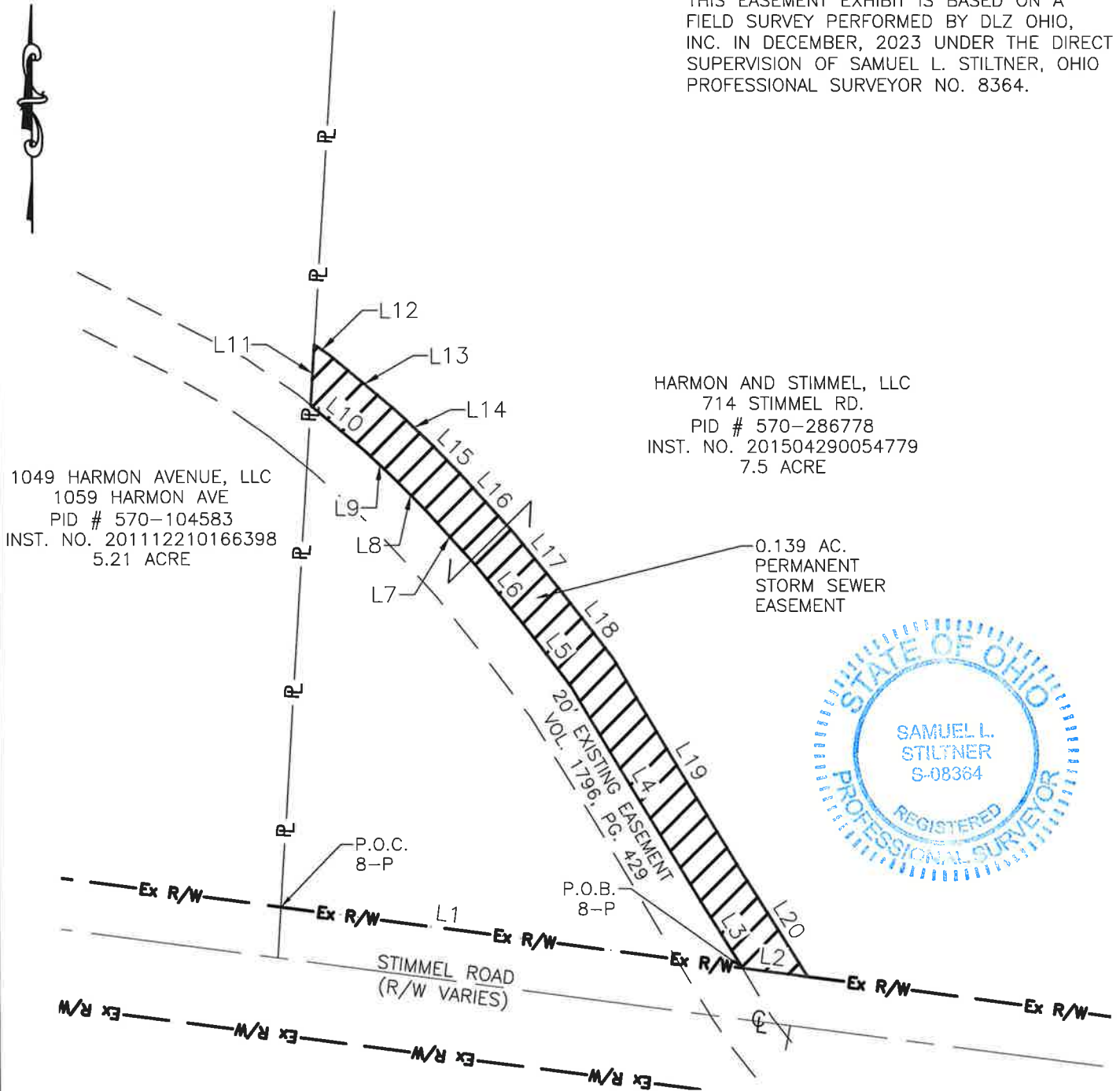




6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

FRANKLINTON MAIN
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 422
0.139 ACRE PERM. STORM SEWER ESMT.

THIS EASEMENT EXHIBIT IS BASED ON A FIELD SURVEY PERFORMED BY DLZ OHIO, INC. IN DECEMBER, 2023 UNDER THE DIRECT SUPERVISION OF SAMUEL L. STILTNER, OHIO PROFESSIONAL SURVEYOR NO. 8364.

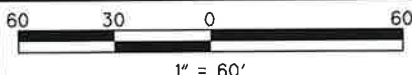


LINE TABLE		
LINE #	BEARING	LENGTH
L1	S82°24'27"E	184.86'
L2	N82°24'27"W	25.95'
L3	N31°59'41"W	31.14'
L4	N30°47'10"W	99.23'
L5	N37°27'57"W	31.24'
L6	N38°24'59"W	30.54'
L7	N41°39'40"W	29.41'
L8	N44°20'28"W	16.98'
L9	N46°46'20"W	16.93'
L10	N50°16'11"W	27.83'
L11	N03°40'38"E	23.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L12	S55°29'12"E	7.11'
L13	S50°16'11"E	35.45'
L14	S46°46'20"E	17.96'
L15	S44°20'28"E	17.88'
L16	S41°37'04"E	31.19'
L17	S38°22'45"E	30.52'
L18	S37°27'57"E	32.56'
L19	S30°47'10"E	100.19'
L20	S31°59'41"E	47.46'

LEGEND
 PROPERTY LINE
 EX R/W
 EXISTING EASEMENT
 PERMANENT STORM SEWER EASEMENT
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING

BASIS FOR BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



Samuel L. Stiltner
 SAMUEL L. STILTNER, OHIO PROFESSIONAL SURVEYOR 8364

01/13/2025
 DATE:

PARCEL 8
 DRAWN BY: DDC
 REVIEWED BY: SLS

Description of a 0.139 Acre Permanent Storm Sewer Easement
Parcel 8-P

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422 and being a variable width Permanent Storm Sewer Easement lying on, over and across that 7.5 acre tract, as conveyed to Harmon And Stimmel, LLC, by deed of record in Instrument Number 201504290054779 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at a point on the northerly right of way line of Stimmel Road (width varies), on a line common to said 7.5 acre tract and that 5.21 acre tract as conveyed to 1049 Harmon Avenue, LLC by deed of record in Instrument Number 201112210166398;

Thence South 82° 24' 27" East a distance of 184.86 feet, coincident with said northerly right of way line, to the **TRUE POINT OF BEGINNING** of the permanent storm sewer easement herein described;

Thence, across and through said 7.5 acre tract, the following eight (8) courses and distances:

North 31° 59' 41" West 31.14 feet to a point;

North 30° 47' 10" West 99.23 feet to a point;

North 37° 27' 57" West 31.24 feet to a point;

North 38° 24' 59" West 30.54 feet to a point;

North 41° 39' 40" West 29.41 feet to a point;

North 44° 20' 28" West 16.98 feet to a point;

North 46° 46' 20" West 16.93 feet to a point;

North 50° 16' 11" West 27.83 feet to a point on the line common to said 7.5 acre tract and 5.21 acre tract;

Thence North 03° 40' 38" East 23.94 feet, coincident with the line common to said 7.5 acre tract and 5.21 acre tract, to a point;

Thence, across and through said 7.5 acre tract, the following nine (9) courses and distances:

South 55° 29' 12" East 7.11 feet to a point;

South 50° 16' 11" East 35.45 feet to a point;

South 46° 46' 20" East 17.96 feet to a point;

South 44° 20' 28" East 17.88 feet to a point;

South 41° 37' 04" East 31.19 feet to a point;

South 38° 22' 45" East 30.52 feet to a point;

South 37° 27' 57" East 32.56 feet to a point;

South 30° 47' 10" East 100.19 feet to a point;

South 31° 59' 41" East 47.46 feet to a point on the northerly right of way line of said Stimmel Road;

North 82° 24' 27" West 25.95 feet, coincident with said northerly right of way line, to the **TRUE POINT OF BEGINNING**, containing 0.139 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), using the Ohio Department of Transportation's Virtual Reference System.

DLZ Ohio

Samuel L. Stiltner

Date

Professional Surveyor No. 8364



verse With Area

Mon Jan 13 17:57:58 2025

tNo	Bearing	Distance	Northing	Easting	Description
			705513.17	1823779.74	
	N 31°59'41" W	31.14	705539.58	1823763.24	
	N 90°00'00" E	0.00	705539.58	1823763.24	
	N 30°47'10" W	99.23	705624.83	1823712.45	
	N 37°27'57" W	31.24	705649.62	1823693.45	
	N 38°24'59" W	30.54	705673.55	1823674.47	
	N 41°39'40" W	29.41	705695.52	1823654.92	
	N 44°20'28" W	16.98	705707.67	1823643.05	
	N 46°46'20" W	16.93	705719.26	1823630.72	
	N 50°16'11" W	27.83	705737.05	1823609.32	
	N 03°40'38" E	23.94	705760.94	1823610.85	
	S 55°29'12" E	7.11	705756.91	1823616.71	
	S 50°16'11" E	35.45	705734.25	1823643.97	
	S 46°46'20" E	17.96	705721.95	1823657.06	
	S 44°20'28" E	17.88	705709.16	1823669.56	
	S 41°37'04" E	31.19	705685.84	1823690.28	
	S 38°22'45" E	30.52	705661.91	1823709.23	
	S 37°27'57" E	32.56	705636.07	1823729.03	
	S 30°47'10" E	100.19	705550.00	1823780.31	
	S 31°59'41" E	47.46	705509.74	1823805.46	
	N 82°24'27" W	25.95	705513.17	1823779.74	

closure Error Distance> 0.0000
total Distance Inversed> 653.52

area: 6038, 0.1386

