

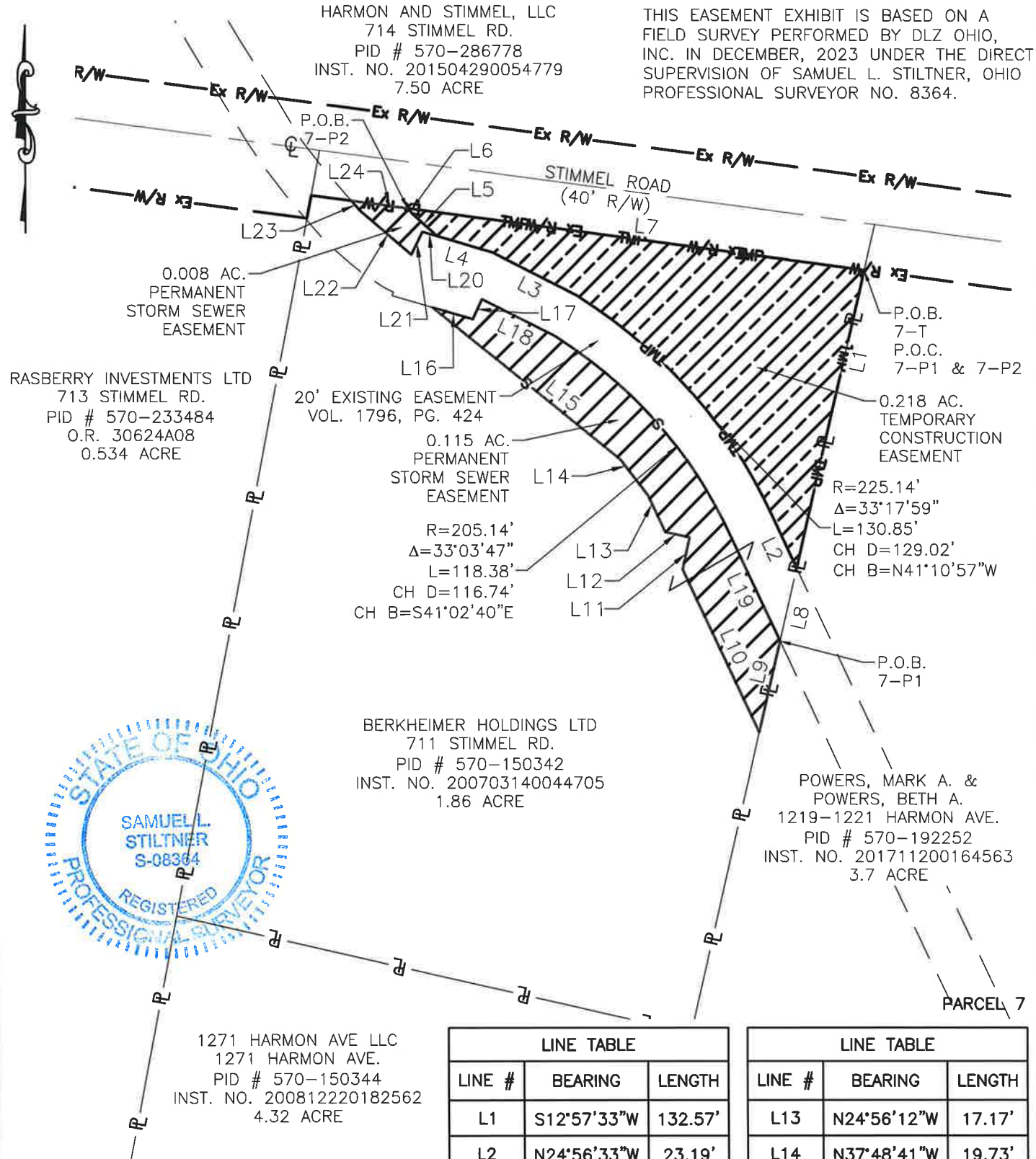


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FRANKLINTON MAIN
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 422
0.218 ACRE TEMP. CONST. ESMT.

0.115 & 0.008 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.



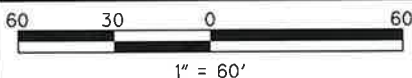
LEGEND

- P — PROPERTY LINE
- Ex R/W — EXISTING RIGHT OF WAY
- — EXISTING EASEMENT
- TMP — TEMPORARY CONSTRUCTION EASEMENT
- S — 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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S12°57'33"W	132.57'
L2	N24°56'33"W	23.19'
L3	N63°12'42"W	41.05'
L4	N73°38'36"W	25.03'
L5	N47°51'18"W	13.87'
L6	N41°24'59"W	3.41'
L7	S82°24'27"E	199.41'
L8	S12°57'33"W	165.15'
L9	S12°57'33"W	40.79'
L10	N24°56'12"W	78.11'
L11	N12°04'30"E	14.28'
L12	N78°01'26"W	10.75'

LINE TABLE		
LINE #	BEARING	LENGTH
L13	N24°56'12"W	17.17'
L14	N37°48'41"W	19.73'
L15	N50°42'01"W	104.68'
L16	S73°51'28"E	17.96'
L17	N25°31'06"E	9.45'
L18	S63°12'42"E	35.09'
L19	S24°55'25"E	48.97'
L20	N73°51'28"W	6.51'
L21	S25°55'53"W	10.99'
L22	N49°29'50"W	29.23'
L23	N41°25'18"W	5.62'
L24	S82°24'27"E	24.68'



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

01/15/2025
DATE:

DRAWN BY:
DDC
REVIEWED BY:
SLS

X:\Projects\2022\2221\600500 BAC-Scioto Main North Rehab\07_Survey\Basesmap\Easements

Description of a 0.115 Acre Permanent Storm Sewer Easement
Parcel 7-P1

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, being a variable width Permanent Storm Sewer Easement lying on, over and across that 1.86 acre tract, as conveyed to Berkheimer Holdings LTD, by deed of record in Instrument Number 200703140044705 (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 southerly right-of-way line of Stimmel Road (40 feet wide) on the easterly line of said 1.86 acre tract and that 3.7 acre tract, as conveyed to Mark A. Powers and Beth A. Powers by deed of record in Instrument Number 201711200164563;

Thence South 12° 57' 33" West a distance of 165.15 feet, coincident with a line common to said 1.86 acre tract and 3.7 acre tract, to the **TRUE POINT OF BEGINNING** for the permanent storm sewer easement herein described:

Thence South 12° 57' 33" West a distance of 40.79 feet, continuing with said coincident line common to 1.86 acre tract and 3.70 acre tract, to a point;

Thence across and through said 1.86 acre tract, the following eleven (11) courses:

Thence North 24° 56' 12" West a distance of 78.11 feet to a point;

Thence North 12° 04' 30" East a distance of 14.28 feet to a point;

Thence North 78° 01' 26" West a distance of 10.75 feet to a point;

Thence North 24° 56' 12" West a distance of 17.17 feet to a point;

Thence North 37° 48' 41" West a distance of 19.73 feet to a point;

Thence North 50° 42' 01" West a distance of 104.68 feet to a point;

Thence South 73° 51' 28" East a distance of 17.96 feet to a point;

Thence North 25° 31' 06" East a distance of 9.45 feet to a point;

Thence South 63° 12' 42" East a distance of 35.09 feet to a point;

Thence with a curve to the right, having a delta angle of 33° 03' 47", with a radius of 205.14', an arc length of 118.38', and a chord bearing South 41° 02' 40" East, a chord distance of 116.74 feet to a point;

Thence South 24° 55' 25" East 48.97 feet to the **TRUE POINT OF BEGINNING**, containing 0.115 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	



PntNo	Bearing	Distance	Northing	Easting	Description
PP			705229.67	1823947.45	
	S 12°57'33" W	40.79			
PP			705189.92	1823938.31	
	N 24°56'12" W	78.11			
PP			705260.74	1823905.37	
	N 12°04'30" E	14.28			
PP			705274.71	1823908.36	
	N 78°01'26" W	10.75			
PP			705276.94	1823897.84	
	N 24°56'12" W	17.17			
PP			705292.51	1823890.60	
	N 37°48'41" W	19.73			
PP			705308.10	1823878.51	
	N 50°42'01" W	104.68			
PP			705374.40	1823797.50	
	S 73°51'28" E	17.96			
PP			705369.41	1823814.76	
	N 25°31'06" E	9.45			
PP			705377.94	1823818.83	
	S 63°12'42" E	35.09			
PP			705362.12	1823850.16	
Radius: 205.14 Chord: 116.74 Degree: 27°55'47" Dir: Right					
Length: 118.38 Delta: 33°03'47" Tangent: 60.89					
Chord BRG: S 41°02'40" E Rad-In: S 32°25'27" W Rad-Out: S 65°29'13" W					
Radius PntNo: PP N: 705188.96 E: 1823740.16					
PP			705274.07	1823926.82	
	S 24°55'25" E	48.97			
PP			705229.67	1823947.45	
Closure Error Distance> 0.0000					
Total Distance Inversed> 515.37					
Area: 4999, 0.1148					



Description of a 0.008 Acre Permanent Storm Sewer Easement
Parcel 7-P2

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, being a variable width Permanent Storm Sewer Easement lying on, over and across that 1.86 acre tract, as conveyed to Berkheimer Holdings LTD, by deed of record in Instrument Number 200703140044705 (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 southerly right-of-way line of Stimmel Road (40 feet wide) on the easterly line of said 1.86 acre tract and that 3.7 acre tract, as conveyed to Mark A. Powers and Beth A. Powers by deed of record in Instrument Number 201711200164563;

Thence North 82° 24' 27" West a distance of 199.41 feet, coincident with the line common to said 1.86 acre tract and said right of way line, to the **TRUE POINT OF BEGINNING** of the permanent storm sewer easement herein described:

Thence across and through said 1.86 acre tract, the following six (6) courses and distances:

Thence South 41° 24' 59" East a distance of 3.41 feet to a point;

Thence South 47° 51' 18" East a distance of 13.87 feet to a point;

Thence North 73° 51' 28" West a distance of 6.51 feet to a point;

Thence South 25° 55' 53" West a distance of 10.99 feet to a point;

Thence North 49° 29' 50" West a distance of 29.23 feet to a point;

Thence North 41° 25' 18" West a distance of 5.62 feet to a point on the northerly line of said 1.86 acre tract and said south right of way line;

Thence South 82° 24' 27" East a distance of 24.68 feet, coincident with the northerly line of said 1.86 acre tract and said south right of way line to the **TRUE POINT OF BEGINNING**, containing 0.008 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
Professional Surveyor No. 8364


Date

PntNo	Bearing	Distance	Northing	Easting	Description
PP			705416.96	1823786.82	
	S 41°24'59" E	3.41			
PP			705414.40	1823789.08	
	S 47°51'18" E	13.87			
PP			705405.09	1823799.36	
	N 73°51'28" W	6.51			
PP			705406.90	1823793.11	
	S 25°55'53" W	10.99			
PP			705397.02	1823788.30	
	N 49°29'50" W	29.23			
PP			705416.00	1823766.08	
	N 41°25'18" W	5.62			
PP			705420.22	1823762.36	
	S 82°24'27" E	24.68			
PP			705416.96	1823786.82	
Closure Error Distance> 0.0000					
Total Distance Inversed> 94.32					

Area: 331, 0.0076



Description of a 0.218 Acre Temporary Construction Easement
Parcel 7-T

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, being a variable width Temporary Construction Easement lying on, over and across that 1.86 acre tract, as conveyed to Berkheimer Holdings LTD, by deed of record in Instrument Number 200703140044705 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of Stimmel Road (40 feet wide) on the easterly line of said 1.86 acre tract and that 3.7 acre tract, as conveyed to Mark A. Powers and Beth A. Powers by deed of record in Instrument Number 201711200164563;

Thence South 12° 57' 33" West a distance of 132.57 feet, coincident with said 1.86 acre tract and 3.70 acre tract, to a point;

Thence across and through said 1.86 acre tract, the following six (6) courses and distances:

North 24° 56' 33" West a distance of 23.19 feet to a point;

With a curve to the left, having a delta angle of 33° 17' 59", a radius of 225.14', an arc length of 130.85', and a chord bearing North 41° 10' 57" West, a chord distance of 129.02 feet to a point;

North 63° 12' 42" West a distance of 41.05 feet to a point;

North 73° 38' 36" West a distance of 25.03 feet to a point;

North 47° 51' 18" West a distance of 13.87 feet to a point;

North 41° 24' 59" West a distance of 3.41 feet to a point on the northerly line of said 1.86 acre tract and said southerly right of way line;

Thence South 82° 24' 27" East a distance of 199.41 feet, coincident with said northerly line of said 1.86 acre tract and said southerly right of way line to the **TRUE POINT OF BEGINNING**, containing 0.218 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
Professional Surveyor No. 8364


Date

PntNo	Bearing	Distance	Northing	Easting	Description
PP			705390.61	1823984.49	
	S 12°57'33" W	132.57			
PP			705261.42	1823954.76	
	N 24°56'33" W	23.19			
PP			705282.44	1823944.98	
	Radius: 225.14	Chord: 129.02	Degree: 25°26'55"	Dir: Left	
	Length: 130.85	Delta: 33°17'59"	Tangent: 67.33		
	Chord BRG: N 41°10'57" W	Rad-In: S 65°28'03" W	Rad-Out: S 32°10'04" W		
	Radius PntNo: PP N: 705188.96	E: 1823740.16			
PP			705379.54	1823860.03	
	N 63°12'42" W	41.05			
PP			705398.04	1823823.38	
	N 73°38'36" W	25.03			
PP			705405.09	1823799.36	
	N 47°51'18" W	13.87			
PP			705414.40	1823789.08	
	N 41°24'59" W	3.41			
PP			705416.96	1823786.82	
	S 82°24'27" E	199.41			
PP			705390.61	1823984.49	
Closure Error Distance> 0.0000					
Total Distance Inversed> 569.38					
Area: 9484, 0.2177					

