

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;

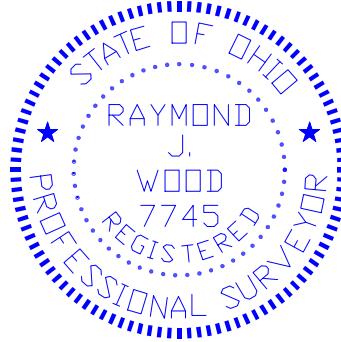
The Basis of Bearing for this description is the south right of way line of W. State St. as being North 81 degrees 45 minutes 22 seconds East, assumed, and is used to denote angles only;



11/21/23

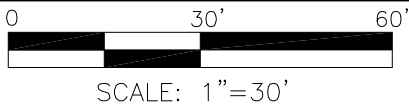
Raymond J. Wood P.S. 7745

date



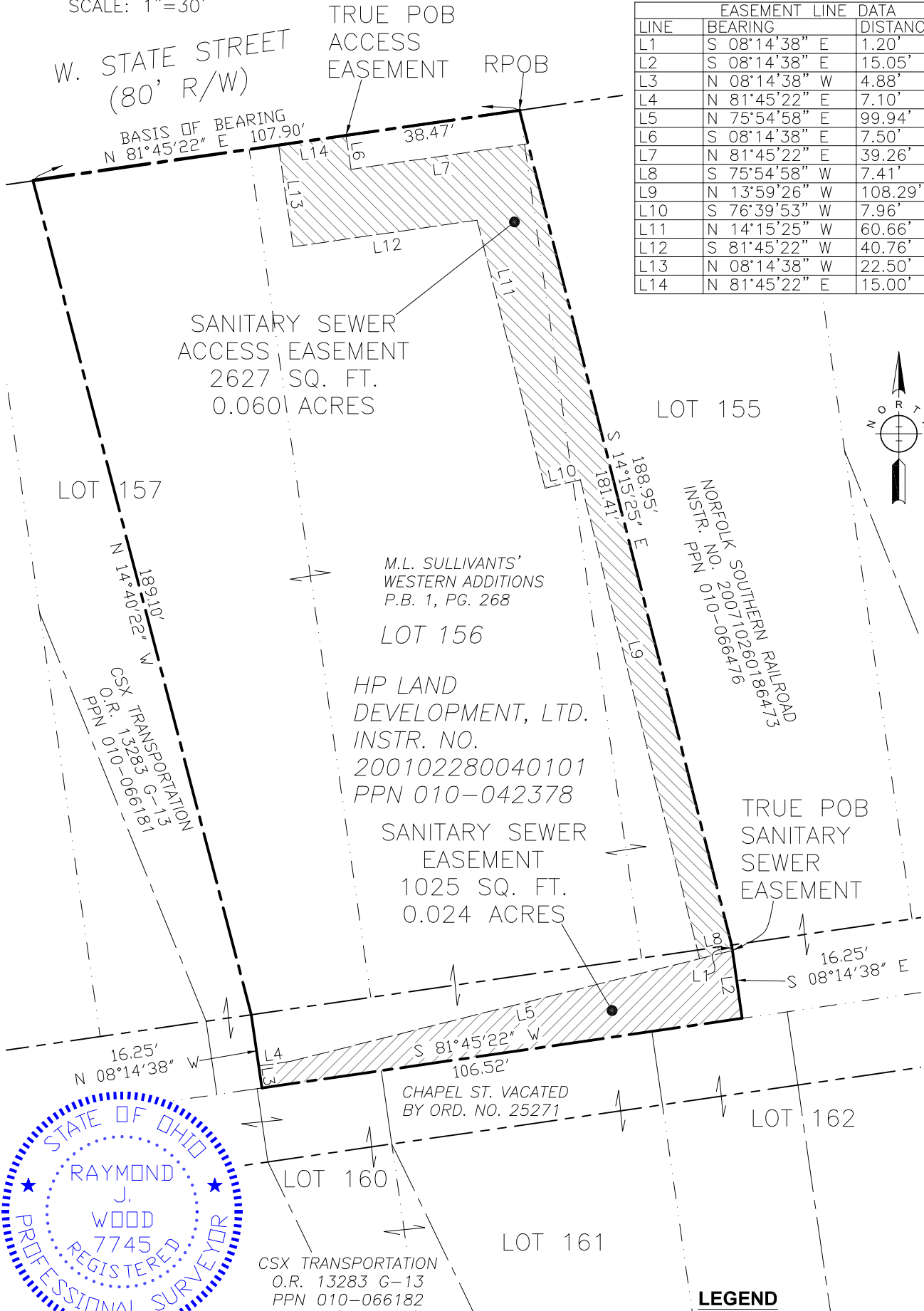
SANITARY SEWER EASEMENTS EXHIBIT

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;



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.

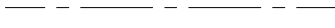
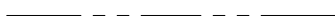

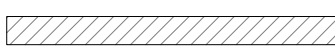
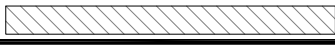
EASEMENT LINE DATA		
LINE	BEARING	DISTANCE
L1	S 08°14'38" E	1.20'
L2	S 08°14'38" E	15.05'
L3	N 08°14'38" W	4.88'
L4	N 81°45'22" E	7.10'
L5	N 75°54'58" E	99.94'
L6	S 08°14'38" E	7.50'
L7	N 81°45'22" E	39.26'
L8	S 75°54'58" W	7.41'
L9	N 13°59'26" W	108.29'
L10	S 76°39'53" W	7.96'
L11	N 14°15'25" W	60.66'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

Royal 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\500-CAD\520-Survey\522-DwngModels\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	Description	Northing	Easting	Elevation
5302	S8.1438E	0.0000	7.500		713072.874	1825692.346	-0.000
PNT							
5303	N81.4522E	0.0000	39.260		713078.504	1825731.200	-0.000
PNT							
5304	S14.1525E	0.0000	181.410		712902.681	1825775.876	-0.000
PNT							
5305	S8.1438E	0.0000	1.200		712901.493	1825776.048	-0.000
PNT							
5306	S75.5458W	0.0000	7.410		712899.690	1825768.861	-0.000
PNT							
5307	N13.5926W	0.0000	108.290		713004.768	1825742.681	-0.000
PNT							
5308	S76.3953W	0.0000	7.960		713002.932	1825734.935	-0.000
PNT							
5309	N14.1525W	0.0000	60.660		713061.723	1825719.996	-0.000
PNT							
5310	S81.4522W	0.0000	40.760		713055.879	1825679.658	-0.000
PNT							
5311	N8.1438W	0.0000	22.500		713078.147	1825676.431	-0.000
PNT							
5312	N81.4522E	0.0000	15.000		713080.297	1825691.276	-0.000
END TEMP							

Sideshots