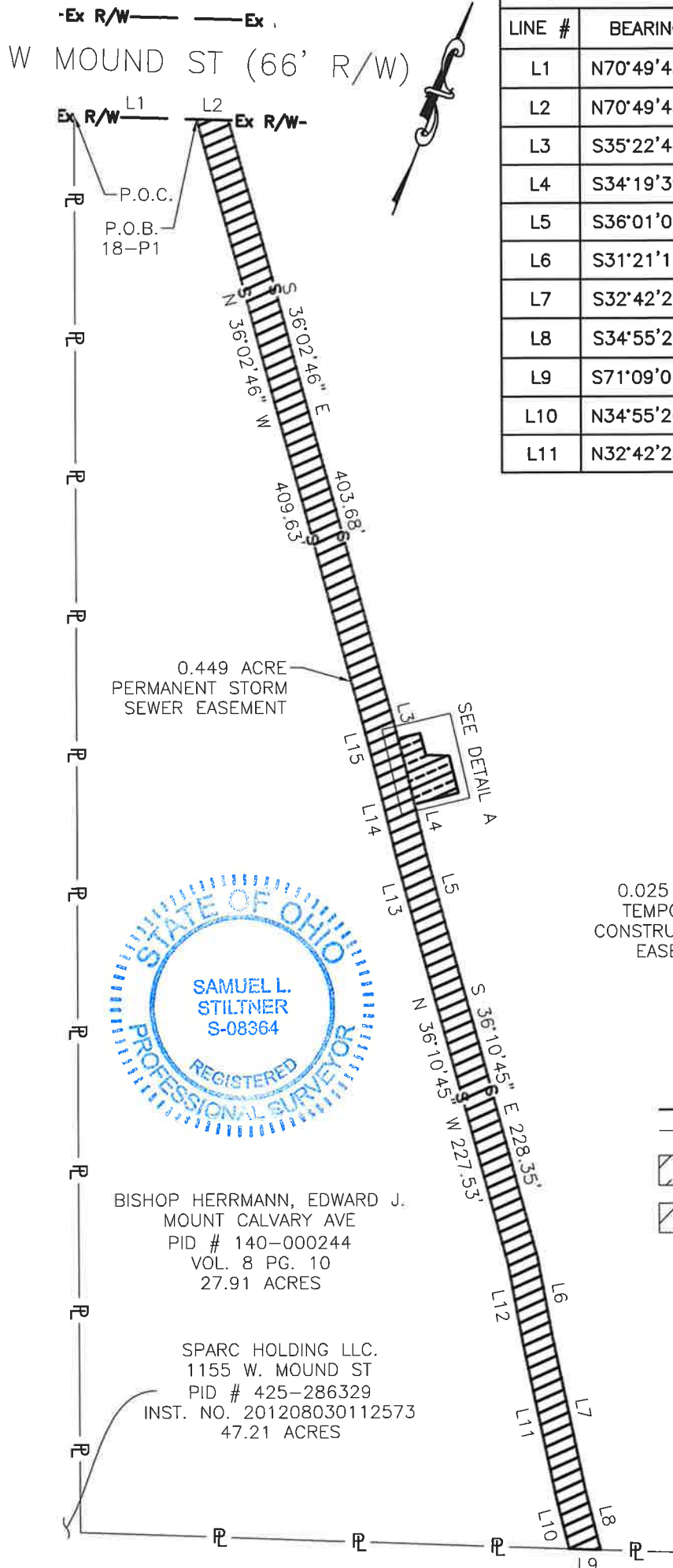




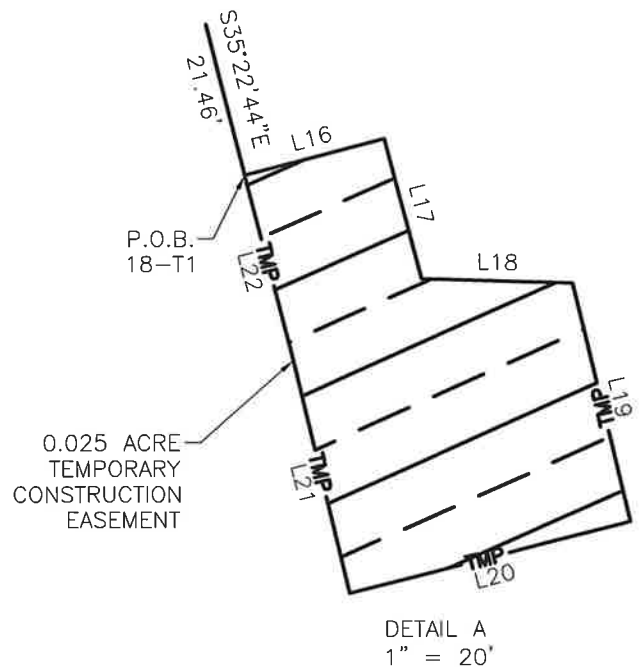
6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

FRANKLINTON MAIN
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY, CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 422
0.449 ACRE PERMANENT STORM SEWER ESMT.
0.025 ACRE TEMP. CONSTRUCTION ESMT.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N70°49'45"E	80.56'
L2	N70°49'45"E	20.90'
L3	S35°22'44"E	41.55'
L4	S34°19'39"E	57.16'
L5	S36°01'02"E	49.43'
L6	S31°21'11"E	54.08'
L7	S32°42'23"E	103.60'
L8	S34°55'26"E	41.01'
L9	S71°09'01"W	20.81'
L10	N34°55'26"W	35.63'
L11	N32°42'23"W	104.22'

LINE TABLE		
LINE #	BEARING	LENGTH
L12	N31°21'11"W	53.47'
L13	N36°01'02"W	49.75'
L14	N34°19'39"W	57.27'
L15	N35°22'44"W	41.25'
L16	N54°37'16"E	15.00'
L17	S35°22'44"E	15.20'
L18	N70°51'15"E	15.62'
L19	S34°21'19"E	25.44'
L20	S54°37'16"W	30.00'
L21	N34°19'39"W	24.91'
L22	N35°22'44"W	20.09'

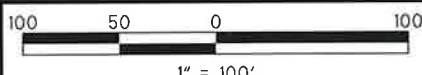


LEGEND	
	PROPERTY LINE
	EXISTING RIGHT OF WAY
	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT STORM SEWER EASEMENT
	POINT OF BEGINNING
	POINT OF COMMENCING

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.

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.

PARCEL 18



SAMUEL L. STILTNER, OHIO PROFESSIONAL SURVEYOR 8364

01/13/2025
DATE:

DRAWN BY:
LB
REVIEWED BY:
SLS

Description of a 0.449 Acre Permanent Storm Sewer Easement
Parcel 18-P

Situated in the State of Ohio, County of Franklin, the 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 27.91 acre tract, as conveyed to Bishop Edward J. Herrmann, by deed of record in Volume 8, Page 10 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly describe as follows:

COMMENCING at the intersection of the line common to the westerly line of said 27.91 acre tract and the southerly right-of-way line of W. Mound Street (66 feet wide);

Thence North 70° 49' 45" East a distance of 80.56 feet, coincident with said southerly right-of-way line of West Mound Street, to a point being the **TRUE POINT OF BEGINNING** for the permanent storm sewer easement herein described:

Thence North 70° 49' 45" East a distance of 20.90 feet, coincident with said southerly right-of-way line of West Mound Street, to a point;

Thence across and through said 27.91 acre tract the following eight (8) courses:

South 36° 02' 46" East a distance of 403.68 feet, to a point;

South 35° 22' 44" East a distance of 41.55 feet, to a point;

South 34° 19' 39" East a distance of 57.16 feet, to a point;

South 36° 01' 02" East a distance of 49.43 feet, to a point;

South 36° 10' 45" East a distance of 228.35 feet, to a point;

South 31° 21' 11" East a distance of 54.08 feet, to a point;

South 32° 42' 23" East a distance of 103.60 feet, to a point;

South 34° 55' 26" East a distance of 41.01 feet, to a point on the southerly line of said 27.91 acre tract and the northerly line of that 47.21 acre tract as conveyed to Sparc Holding LLC., by deed of record in Instrument Number 201208030112573;

Thence South 71° 09' 01" West a distance of 20.81 feet, coincident with the line common to said 27.91 acre tract and 47.21 acre tract, to a point;

Thence across and through said 27.91 acre tract the following eight (8) courses:

North 34° 55' 26" West a distance of 35.63 feet, to a point;

North 32° 42' 23" West a distance of 104.22 feet, to a point;

North 31° 21' 11" West a distance of 53.47 feet, to a point;

North 36° 10' 45" West a distance of 227.53 feet, to a point;

North 36° 01' 02" West a distance of 49.75 feet, to a point;

North 34° 19' 39" West a distance of 57.27 feet, to a point;

North 35° 22' 44" West a distance of 41.25 feet, to a point;

North 36° 02' 46" West a distance of 409.63 feet, to the **TRUE POINT OF BEGINNING**, containing 0.449 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

01/15/2025

Date



18 P1

Closure Summary

Precision, 1 part in: 87624.818'
Error distance: 0.023'
Error direction: S43° 36' 56.97"E
Area: 19573.19 Sq. Ft.
Acres: 0.449
Perimeter: 1999.320'

Point of Beginning

Side 1: Line

Direction: N70° 49' 45.00"E
Distance: 20.900'

Side 2: Line

Direction: S36° 02' 46.00"E
Distance: 403.680'

Side 3: Line

Direction: S35° 22' 44.00"E
Distance: 41.550'

Side 4: Line

Direction: S34° 19' 39.00"E
Distance: 57.160'

Side 5: Line

Direction: S36° 01' 02.00"E
Distance: 49.430'

Side 6: Line

Direction: S36° 10' 45.00"E
Distance: 228.350'

Side 7: Line

Direction: S31° 21' 11.00"E
Distance: 54.080'

Side 8: Line

Direction: S32° 42' 23.00"E
Distance: 103.600'

Side 9: Line

Direction: S34° 55' 26.00"E
Distance: 41.010'

Side 10: Line

Direction: S71° 09' 01.00"W
Distance: 20.810'

Side 11: Line

Direction: N34° 55' 26.00"W
Distance: 35.630'

Side 12: Line

Direction: N32° 42' 23.00"W



Distance: 104.220'

Side 13: Line

Direction: N31° 21' 11.00"W

Distance: 53.470'

Side 14: Line

Direction: N36° 10' 45.00"W

Distance: 227.530'

Side 15: Line

Direction: N36° 01' 02.00"W

Distance: 49.750'

Side 16: Line

Direction: N34° 19' 39.00"W

Distance: 57.270'

Side 17: Line

Direction: N35° 22' 44.00"W

Distance: 41.250'

Side 18: Line

Direction: N36° 02' 46.00"W

Distance: 409.630'

Description of a 0.025 Acre Temporary Construction Easement
Parcel 18-T

Situated in the State of Ohio, County of Franklin, the 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 27.91 acre tract, as conveyed to Bishop Edward J. Herrmann, by deed of record in Volume 8, Page 10 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly describe as follows:

COMMENCING at the intersection of the line common to said westerly line of said 27.91 acre tract and the existing southerly right-of-way line of West Mound Street (66 feet wide);

Thence North 70° 49' 45" East a distance of 101.46 feet, being coincident with said southerly right-of-way line of West Mound Street;

Thence South 36° 02' 46" East a distance of 403.68 feet, crossing through said 27.91 acre tract to a point;

Thence South 35° 22' 44" East a distance of 21.46 feet, continuing through said 27.91 acre tract, to a point being the **TRUE POINT OF BEGINNING**; for the temporary construction easement herein described:

Thence across and through said 27.91 acre tract the following seven (7) courses:

North 54° 37' 16" East a distance of 15.00 feet, to a point;

South 35° 22' 44" East a distance of 15.20 feet, to a point;

North 70° 51' 15" East a distance of 15.62 feet, to a point;

South 34° 21' 19" East a distance of 25.44 feet, to a point;

South 54° 37' 16" West a distance of 30.00 feet, to a point;

North 34° 19' 39" West a distance of 24.91 feet, to a point;

North 35° 22' 44" West a distance of 20.09 feet, to the **TRUE POINT OF BEGINNING**, containing 0.025 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

01/13/2025
Date

Mapcheck 2: 18t2

Closure Summary

Precision, 1 part in: 22062.394'
Error distance: 0.007'
Error direction: S34° 19' 05.86"E
Area: 1089.17 Sq. Ft.

Acre: 0.0250039026629936

Perimeter: 146.260'

Point of Beginning

Side 1: Line

Direction: N54° 37' 16.00"E
Distance: 15.000'

Side 2: Line

Direction: S35° 22' 44.00"E
Distance: 15.200'

Side 3: Line

Direction: N70° 51' 15.00"E
Distance: 15.620'

Side 4: Line

Direction: S34° 21' 19.00"E
Distance: 25.440'

Side 5: Line

Direction: S54° 37' 16.00"W
Distance: 30.000'

Side 6: Line

Direction: N34° 19' 39.00"W
Distance: 24.910'

Side 7: Line

Direction: N35° 22' 44.00"W
Distance: 20.090'

