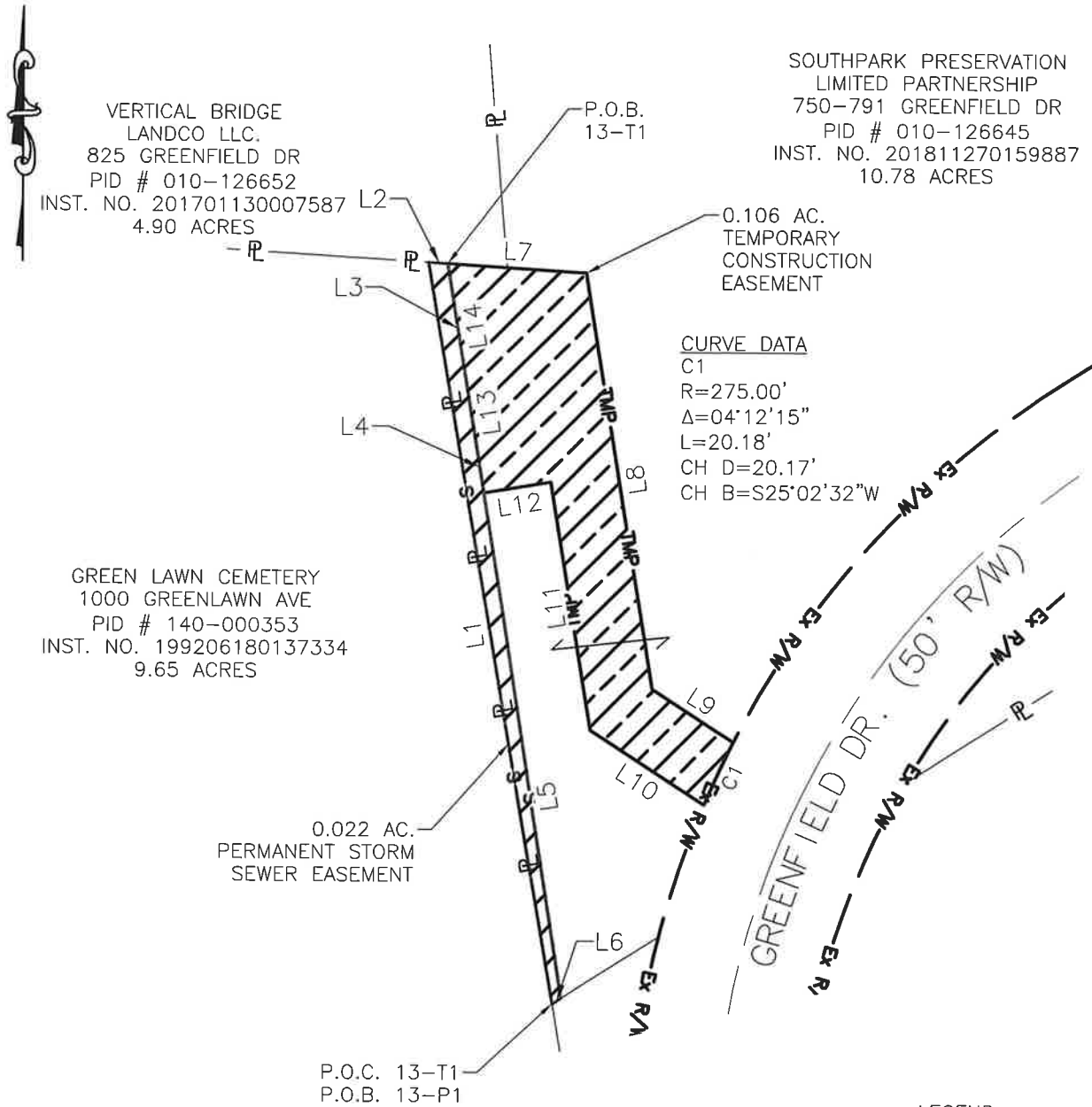




6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

**FRANKLINTON MAIN
SEWER REHABILITATION**
STATE OF OHIO, FRANKLIN COUNTY, CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 422
0.022 ACRE PERMANENT STORM SEWER ESMT.
0.106 ACRE TEMPORARY CONSTRUCTION ESMT.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N09°47'27"W	221.26'
L2	S86°31'52"E	5.71'
L3	S09°19'04"E	38.07'
L4	S09°18'09"E	61.01'
L5	S08°52'46"E	119.71'
L6	S57°37'43"W	3.06'
L7	S86°31'52"E	41.02'
L8	S09°18'36"E	124.05'
L9	S57°24'53"E	28.49'
L10	N57°24'53"W	40.07'
L11	N09°18'36"W	74.05'
L12	S80°41'24"W	20.00'
L13	N09°18'09"W	29.93'
L14	N09°19'04"W	38.07'

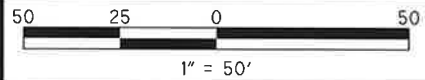


- LEGEND**
- PROPERTY LINE
 - EXISTING RIGHT OF WAY
 - TEMPORARY CONSTRUCTION EASEMENT
 - PERMANENT STORM SEWER EASEMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING

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.

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 13



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

01/13/2025
DATE:

DRAWN BY: LB
REVIEWED BY: SLS

X:\Projects\2023\2221\600500 B&C-Scioto Main North Rehab\07_Survey\Basesmap\Easements

Description of a 0.106 Acre Temporary Construction Easement
Parcel 13-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 Temporary Construction Easement lying on, over and across that 10.78 acre tract, as conveyed to Southpark Preservation Limited Partnership, by deed of record in Instrument Number 201811270159887 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at the southwesterly corner of said 10.78 acre tract and on the easterly line of a 9.65 acre tract as conveyed to Green Lawn Cemetery by deed record in Instrument Number 199206180137334;

Thence North 09° 47' 27" West a distance of 221.26 feet, to a point on the common line of the northerly line of said 10.78 acre tract and the southerly line of a 4.9 acre tract, as conveyed to Vertical Bridge Landco LLC, by deed of record in Instrument Number 201701130007587;

Thence South 86° 31' 52" East a distance of 5.71 feet, coincident with the line common to said 4.9 acre tract and 10.78 acre tract, to the **TRUE POINT OF BEGINNING** for the Temporary Construction easement herein described:

Thence South 86° 31' 52" East a distance of 41.02 feet, coincident with the line common to said 4.9 acre tract and 10.78 acre tract, to a point;

Thence South 09° 18' 36" East a distance of 124.05 feet, crossing through said 10.78 acre tract, to a point;

Thence South 57° 24' 53" East a distance of 28.49 feet, continuing through said 10.78 acre tract, to a point of curvature, on the northerly right-of-way line of Greenfield Drive (50 Feet Wide);

Thence along a curve to the left, with a radius of 275.00 feet, a delta angle of 04° 12' 15", an arc length of 20.18 feet, a chord distance of 20.17 feet, with a chord bearing South 25° 02' 32" West, coincident with the northerly right-of-way of Greenfield Drive, to a point;

Thence across and through said 10.78 acre tract, the following five (5) courses:

North 57° 24' 53" West a distance of 40.07 feet to a point;

North 09° 18' 36" West a distance of 74.05 feet to a point

South 80° 41' 24" West a distance of 20.00 feet, to a point;

North 09° 18' 09" West a distance of 29.93 feet, to a point;

North 09° 19' 04" West a distance of 38.07 feet, to the **TRUE POINT OF BEGINNING**, containing 0.106 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



verse With Area

Mon Jan 13 11:54:12 2025

tNo	Bearing	Distance	Northing	Easting	Description
	S 86°31'52" E	41.02	707491.05	1822389.60	
	S 09°18'36" E	124.05	707488.56	1822430.54	
	S 57°24'53" E	28.49	707366.14	1822450.61	
			707350.80	1822474.62	
	Radius: 275.00	Chord: 20.17	Degree: 20°50'05"		Dir: Left
	Length: 20.18	Delta: 4°12'15"	Tangent: 10.09		
	Chord BRG: S 25°02'32" W Rad-In: S 62°51'20" E Rad-Out: S 67°03'35" E				
	Radius PntNo: PP N: 707225.33 E: 1822719.33				
			707332.52	1822466.08	
	N 57°24'53" W	40.07	707354.10	1822432.32	
	N 09°18'36" W	74.05	707427.18	1822420.34	
	S 80°41'24" W	20.00	707423.94	1822400.60	
	N 09°18'09" W	29.93	707453.48	1822395.76	
	N 09°19'04" W	38.07	707491.05	1822389.60	

losure Error Distance> 0.0000
tal Distance Inversed> 415.87

ea: 4613, 0.1059



Description of a 0.022 Acre Permanent Storm Sewer Easement
Parcel 13-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 10.78 acre tract, as conveyed to Southpark Preservation Limited Partnership, by deed of record in Instrument Number 201811270159887 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

BEGINNING at the southwesterly corner of said 10.78 acre tract and on the easterly line of a 9.65 acre tract as conveyed to Green Lawn Cemetery by deed record in Instrument Number 199206180137334, and being the **TRUE POINT OF BEGINNING** for the Permanent Storm Sewer easement herein described;

Thence North 09° 47' 27" West a distance of 221.26 feet, coincident with the common line to said 10.78 acre tract and said 9.65 acre tract, to the northwesterly corner of said 10.78 acre tract and the southerly line of a 4.9 acre tract, as conveyed to Vertical Bridge Landco LLC, by deed of record in Instrument Number 201701130007587;

Thence South 86° 31' 52" East a distance of 5.71 feet, coincident with the line common to said 4.9 acre tract and 10.78 acre tract, to a point;

Thence across and through said 10.78 acre tract, the following three (3) courses:

South 09° 19' 04" East a distance of 38.07 feet, to a point;

South 09° 18' 09" East a distance of 61.01 feet, to a point;

South 08° 52' 46" East a distance of 119.71 feet, to a point on the southerly line of said 10.78 acre tract;

Thence South 57° 37' 43" West a distance of 3.06 feet, coincident with the southerly line of said 10.78 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.022 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



Mapcheck 1: 139

Closure Summary

Precision, 1 part in: 61802.642'

Error distance: 0.007'

Error direction: N66° 24' 33.08"W

0.022184022

Square area: 966.336

Perimeter: 448.820'

Point of Beginning

Side 1: Line

Direction: N09° 47' 27.00"W

Distance: 221.260'

Side 2: Line

Direction: S86° 31' 52.00"E

Distance: 5.710'

Side 3: Line

Direction: S09° 19' 04.00"E

Distance: 38.070'

Side 4: Line

Direction: S09° 18' 09.00"E

Distance: 61.010'

Side 5: Line

Direction: S08° 52' 46.00"E

Distance: 119.710'

Side 6: Line

Direction: S57° 37' 43.00"W

Distance: 3.060'

