

0.715 ACRES

DESCRIPTION OF EASEMENT ROW FOR A PORTION OF
HILLIARD-ROME ROAD EAST CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
VIRGINIA MILITARY SURVEY NO. 1484

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Virginia Military Survey No. 1484, Original Prairie Township, and more specifically being a portion of the western half and all of the east half of the right-of-way of the former alignment of Township Road 3B (Hilliard-Rome Road East) as established in Franklin County Road Record 7, Page 167, and in Deed Book 1072, Page 625, and being a part of a 7.152-acre tract of land conveyed to West 70 Three Owner, LLC a Delaware limited liability company, by Instrument 202208180119833, being a part of a 32.493-acre tract of land conveyed to West 70 Two Owner, LLC a Delaware limited liability company, by Instrument 202208180119832, and being a part of a 1.621-acre tract conveyed to West 70 Two Owner, LLC a Delaware limited liability company, by Instrument 202210110143351, all references being to the Franklin County Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference a $\frac{3}{4}$ inch bar found at the intersection of the centerline of Fisher Road (C.R. 22, R/W Varies) and the original Hilliard & Rome Road East (T.R.-3B, 60' R/W), thence along said centerline, South $13^{\circ}56'55''$ West, (passing a magnetic nail found at 540.90 feet, and at 632.00 feet), a distance of 788.14 feet, to a magnetic nail found in the northeast corner of said 7.152-acre tract of land conveyed to West 70 Three Owner, LLC a Delaware limited liability company, by Instrument 202208180119833, being the easterly right-of-way line of said Hilliard & Rome East Dedication, as delineated and recorded in Plat Bool 132 page 72, said nail also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence passing through said 7.152-acre tract, in the original right-of-way of said Hilliard & Rome Road and being 30 feet parallel to the centerline of said Hilliard & Rome Road East to the original easterly right-of-way of Hilliard & Rome Road with a curve to the left having a **radius of 784.10 feet**, a **central angle of $9^{\circ}13'10''$** , an **arc length of 126.17 feet**, a **chord bearing of North $27^{\circ}43'08''$ East**, and a **chord distance of 126.03 feet** to a capped iron pin found stamped "CMT P.S. 7357";

Thence continuing across said 7.152-acre tract along said original easterly right-of-way line of said Hilliard & Rome Road (T.R.-3B), acquired by the County of Franklin, State of Ohio as a 30' perpetual easement and right-of-way for a public highway as recorded in Deed Book 1072, page 625, the following two courses;

1) **South $13^{\circ}56'55''$ West** a distance of **298.19 feet** to a point;

2) with a curve to the left having a **radius of 1116.28 feet**, a **central angle of $7^{\circ}28'42''$** , an **arc length of 145.70 feet**, a **chord bearing of South $10^{\circ}12'34''$ West**, and a **chord distance of 145.60 feet** to a point in the southerly line of said 7.152-acre tract;

Thence continuing along said original easterly right-of-way line of said Hilliard & Rome Road (T.R.-3B), and passing through a 32.493-acre tract of land conveyed to West 70 Two Owner, LLC a Delaware limited liability company, by Instrument 202208180119832, with a curve to the left having a **radius of 1116.28**

feet, a **central angle** of **7° 43' 14"**, an **arc length** of **150.42 feet**, a **chord bearing** of **South 2° 36' 36" West**, and a **chord distance** of **150.30 feet** to capped iron pin found stamped "HULL 8283";

Thence along said northerly right-of-way line of said Hilliard & Rome Road (No.3) and Parcel 104-WD (FRA-70-3.41) as appropriated by the State of Ohio in Franklin County Court of Common Pleas Case No. 233922, recorded in Deed Book 2990 page 249, the following two courses to the westerly right-of-way line of said original Hilliard & Rome Road (T.R.-3B):

- 1) **South 88° 47' 16" West** a distance of **60.00 feet** to a capped iron pin found stamped "HULL 8283";
- 2) **South 25° 18' 06" West** a distance of **3.93 feet** to a point;

Thence along said original westerly right-of-way line of said Hilliard & Rome Road (T.R.-3B) and passing through said 32.493-acre tract, **North 4° 33' 07" West** a distance of **127.19 feet** to a point in a 1.621-acre tract conveyed to West 70 Two Owner, LLC a Delaware limited liability company, by Instrument 202210110143351;

Thence along said original westerly right-of-way line of said Hilliard & Rome Road (T.R.-3B), and passing through said 1.621-acre tract, **North 13° 56' 55" East** a distance of **290.75 feet** to a capped iron pin found stamped "CMT P.S. 7357" on the easterly right-of-way line of said Hilliard & Rome East Dedication;

Thence along said right-of-way line with a curve to the left having a **radius** of **784.10 feet**, a **central angle** of **6° 0' 51"**, an **arc length** of **82.31 feet**, a **chord bearing** of **North 35° 20' 08" East**, and a chord distance of **82.27 feet** to the **TRUE POINT OF BEGINNING**, containing 0.715 acres, of which the present road occupies 0.715 acres, with 0.256 acres of easement right-of-way in Auditor's Parcel 246-308340-00, with 0.193 acres of easement right-of-way in Auditor's Parcel 246-303777-00, and, with 0.266 acres of easement right-of-way in Auditor's Parcel 470-296106-00.

This description is based on a survey performed by Carpenter Marty Transportation, Inc., in October 2020 and August 2022. This description was prepared and reviewed under the supervision of Michael D. Weeks, Professional Surveyor No. 7357.

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011) as determined by GNSS measurements tied to the Ohio Department of Transportation's RTK system. Control for the bearings shown herein were determined by GPS observations and establishing South 13°56'55" West for the existing centerline of right-of-way of Hilliard Rome Road East. Bearings are shown to indicate angle only and are for project use only.

Carpenter Marty Transportation, Inc

Michael D. Weeks, P.E., P.S.

0.715 ACRES

DESCRIPTION OF EASEMENT ROW FOR A PORTION OF
HILLIARD-ROME ROAD EAST CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
VIRGINIA MILITARY SURVEY NO. 1484

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Virginia Military Survey No. 1484, Original Prairie Township, and more specifically being a portion of the western half and all of the east half of the right-of-way of the former alignment of Township Road 3B (Hilliard-Rome Road East) as established in Franklin County Road Record 7, Page 167, and in Deed Book 1072, Page 625, and being a part of a 7.152-acre tract of land conveyed to West 70 Three Owner, LLC a Delaware limited liability company, by Instrument 202208180119833, being a part of a 32.493-acre tract of land conveyed to West 70 Two Owner, LLC a Delaware limited liability company, by Instrument 202208180119832, and being a part of a 1.621-acre tract conveyed to West 70 Two Owner, LLC a Delaware limited liability company, by Instrument 202210110143351, all references being to the Franklin County Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference a $\frac{3}{4}$ inch bar found at the intersection of the centerline of Fisher Road (C.R. 22, R/W Varies) and the original Hilliard & Rome Road East (T.R.-3B, 60' R/W), thence along said centerline, South $13^{\circ}56'55''$ West, (passing a magnetic nail found at 540.90 feet, and at 632.00 feet), a distance of 788.14 feet, to a magnetic nail found in the northeast corner of said 7.152-acre tract of land conveyed to West 70 Three Owner, LLC a Delaware limited liability company, by Instrument 202208180119833, being the easterly right-of-way line of said Hilliard & Rome East Dedication, as delineated and recorded in Plat Bool 132 page 72, said nail also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence passing through said 7.152-acre tract, in the original right-of-way of said Hilliard & Rome Road and being 30 feet parallel to the centerline of said Hilliard & Rome Road East to the original easterly right-of-way of Hilliard & Rome Road with a curve to the left having a **radius of 784.10 feet**, a **central angle of $9^{\circ}13'10''$** , an **arc length of 126.17 feet**, a **chord bearing of North $27^{\circ}43'08''$ East**, and a **chord distance of 126.03 feet** to a capped iron pin found stamped "CMT P.S. 7357";

Thence continuing across said 7.152-acre tract along said original easterly right-of-way line of said Hilliard & Rome Road (T.R.-3B), acquired by the County of Franklin, State of Ohio as a 30' perpetual easement and right-of-way for a public highway as recorded in Deed Book 1072, page 625, the following two courses;

1) **South $13^{\circ}56'55''$ West** a distance of **298.19 feet** to a point;

2) with a curve to the left having a **radius of 1116.28 feet**, a **central angle of $7^{\circ}28'42''$** , an **arc length of 145.70 feet**, a **chord bearing of South $10^{\circ}12'34''$ West**, and a **chord distance of 145.60 feet** to a point in the southerly line of said 7.152-acre tract;

Thence continuing along said original easterly right-of-way line of said Hilliard & Rome Road (T.R.-3B), and passing through a 32.493-acre tract of land conveyed to West 70 Two Owner, LLC a Delaware limited liability company, by Instrument 202208180119832, with a curve to the left having a **radius of 1116.28**

feet, a central angle of $7^{\circ} 43' 14''$, an arc length of 150.42 feet, a chord bearing of South $2^{\circ} 36' 36''$ West, and a chord distance of 150.30 feet to capped iron pin found stamped "HULL 8283";

Thence along said northerly right-of-way line of said Hilliard & Rome Road (No.3) and Parcel 104-WD (FRA-70-3.41) as appropriated by the State of Ohio in Franklin County Court of Common Pleas Case No. 233922, recorded in Deed Book 2990 page 249, the following two courses to the westerly right-of-way line of said original Hilliard & Rome Road (T.R.-3B):

- 1) South $88^{\circ} 47' 16''$ West a distance of 60.00 feet to a capped iron pin found stamped "HULL 8283";
- 2) South $25^{\circ} 18' 06''$ West a distance of 3.93 feet to a point;

Thence along said original westerly right-of-way line of said Hilliard & Rome Road (T.R.-3B) and passing through said 32.493-acre tract, North $4^{\circ} 33' 07''$ West a distance of 127.19 feet to a point in a 1.621-acre tract conveyed to West 70 Two Owner, LLC a Delaware limited liability company, by Instrument 202210110143351;

Thence along said original westerly right-of-way line of said Hilliard & Rome Road (T.R.-3B), and passing through said 1.621-acre tract, North $13^{\circ} 56' 55''$ East a distance of 290.75 feet to a capped iron pin found stamped "CMT P.S. 7357" on the easterly right-of-way line of said Hilliard & Rome East Dedication;

Thence along said right-of-way line with a curve to the left having a radius of 784.10 feet, a central angle of $6^{\circ} 0' 51''$, an arc length of 82.31 feet, a chord bearing of North $35^{\circ} 20' 08''$ East, and a chord distance of 82.27 feet to the TRUE POINT OF BEGINNING, containing 0.715 acres, of which the present road occupies 0.715 acres, with 0.256 acres of easement right-of-way in Auditor's Parcel 246-308340-00, with 0.193 acres of easement right-of-way in Auditor's Parcel 246-303777-00, and, with 0.266 acres of easement right-of-way in Auditor's Parcel 470-296106-00.

This description is based on a survey performed by Carpenter Marty Transportation, Inc., in October 2020 and August 2022. This description was prepared and reviewed under the supervision of Michael D. Weeks, Professional Surveyor No. 7357.

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011) as determined by GNSS measurements tied to the Ohio Department of Transportation's RTK system. Control for the bearings shown herein were determined by GPS observations and establishing South $13^{\circ} 56' 55''$ West for the existing centerline of right-of-way of Hilliard Rome Road East. Bearings are shown to indicate angle only and are for project use only.

Carpenter Marty Transportation, Inc

Michael D. Weeks 2-29-2024
Michael D. Weeks, P.E., P.S.



0.674 ACRES

DESCRIPTION OF VACATION/ TERMINATION FOR A PORTION OF
HILLIARD-ROME ROAD (No. 3) CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
VIRGINIA MILITARY SURVEY NO. 1484

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Virginia Military Survey #1484, Original Prairie Township, and more specifically being part of a 7.879-acre tract designed as parcel 104-WD (FRA-70-3.41) appropriated by the State of Ohio in Franklin County Court of Common Pleas Case. No. 233922, recorded in Deed Book 2990, Page 249, and subsequently conveyed as a 7.195-acre tract designated as Parcel No.12 to Franklin County, Ohio, in Deed Book 3453, Page 930, and being part of the **historic easement right-of-way of County Road 3 (Hilliard-Rome Road No.3) (relocated in 1968)**, encompassing 1.186 acres, more or less (located within fee right-of-way), situated immediately south of right-of-way highway easement of the former alignment of Township Road 3B (Hilliard-Rome Road East) as established in Franklin County Road Record 7, Page 167 and all references being to the Franklin County Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference a $\frac{3}{4}$ inch bar found at the intersection of the centerline of Fisher Road (C.R. 22, R/W Varies) and the original Hilliard & Rome Road East (T.R.-3B, 60' R/W) the following two courses:

1) thence along said Hilliard & Rome Road East (T.R.-3B) centerline, South $13^{\circ}56'55''$ West, (passing a magnetic nail found at 540.90 feet, 632.00 feet and at 788.14 feet), a total distance of 963.91 feet to a point;

2) with a curve to the left having a radius of 1146.28 feet, a central angle of $15^{\circ} 11' 52''$, an arc length of 304.05 feet, a chord bearing of South $6^{\circ} 20' 59''$ West, and a chord distance of 303.16 feet to a northerly right-of-way line of said Parcel 104-WD and Parcel No. 12, to an iron pin with cap set, said pin also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along said right-of-way line **North $88^{\circ} 47' 16''$ East** a distance of **30.00 feet** to a capped iron pin "HULL INC";

Thence along the easterly right-of-way line of said Hilliard & Rome Road (No.3) the following three courses to the prosed northerly right-of-way line of Hilliard & Rome Road (County Road 3):

1) **South $25^{\circ} 07' 56''$ East** a distance of **55.32 feet** to a capped iron pin "HULL INC";

2) **South $8^{\circ} 43' 36''$ West** a distance of **92.73 feet** to a bent $\frac{3}{4}$ " pipe;

3) **South $4^{\circ} 33' 07''$ East** a distance of **315.74 feet** to an iron pin set;

Thence along a new right-of-way line of Hilliard & Rome Road (County Road 3) the following four courses:

1) **North $22^{\circ} 00' 50''$ West** a total distance of **135.03 feet**, (passing the existing centerline of said Hilliard & Rome Road (No.3) at 99.98 feet to an iron pin set), to an iron pin set;

2) **North $6^{\circ} 36' 11''$ West** a distance of **54.43 feet** to an iron pin set;

3) with a **curve** to the left having a **radius** of **1503.39 feet**, a **central angle** of **6° 02' 37"**, an **arc length** of **158.58 feet**, a **chord bearing** of **North 26° 37' 12" West**, and a **chord distance** of **158.51 feet** to an iron pin set;

4) **North 42° 36' 53" West** a total distance of **52.98 feet**, to the westerly right-of-way line of said Hilliard & Rome Road (No.3) to a capped ¾" pipe "EMH&T INC";

Thence along said westerly right-of-way line of said Hilliard & Rome Road (No.3) the following two courses:

1) **North 58° 33' 17" East** a distance of **40.00 feet** to a capped ¾" pipe "EMH&T INC";

2) **North 25° 18' 06" East** a total distance of **82.29 feet**, (passing a capped ¾" pipe "EMH&T INC" a distance of 25.73 feet) to a capped ¾" pipe "EMH&T INC":

Thence along said line **North 88° 47' 16" East** a distance of **30.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.674 acres, of which the present road occupies 0.674 acres.

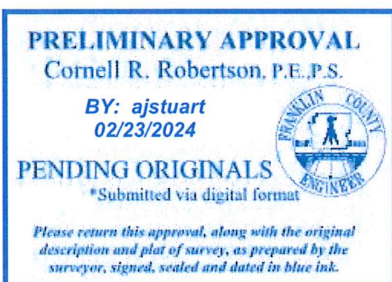
This description is based on a survey performed by Carpenter Marty Transportation, INC, on November 8, 2020. This description was prepared and reviewed under the supervision of Michael D. Weeks, Professional Surveyor No. 7357.

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011) as determined by GNSS measurements tied to the Ohio Department of Transportation's RTK system. Control for the bearings shown herein were determined by GPS observations and establishing South 13°56'55" West for the existing centerline of right-of-way of Hilliard Rome Road East. Bearings are shown to indicate angle only and are for project use only.

Monuments referred to as iron pins set are 5/8 inch by 30 inch long with cap stamped "CMT P.S. 7357". Right of way monuments called for as set herein shall be set upon completion of the dedication process.

Carpenter Marty Transportation, Inc

Michael D. Weeks, P.E., P.S.



0.674 ACRES

DECRPTION OF VACATION/ TERMINATION FOR A PORTION OF
HILLIARD-ROME ROAD (No. 3) CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
VIRGINIA MILITY SURVEY NO. 1484

Situated in the State of Ohio, County of Franklin, City of Columbus, and being in Virginia Military Survey #1484, Original Prairie Township, and more specifically being part of a 7.879-acre tract designed as parcel 104-WD (FRA-70-3.41) appropriated by the State of Ohio in Franklin County Court of Common Pleas Case. No. 233922, recorded in Deed Book 2990, Page 249, and subsequently conveyed as a 7.195-acre tract designated as Parcel No.12 to Franklin County, Ohio, in Deed Book 3453, Page 930, and being part of the historic easement right-of-way of County Road 3 (Hilliard-Rome Road No.3) (relocated in 1968), encompassing 1.186 acres, more or less (located within fee right-of-way), situated immediately south of right-of-way highway easement of the former alignment of Township Road 3B (Hilliard-Rome Road East) as established in Franklin County Road Record 7, Page 167 and all references being to the Franklin County Recorder's Office, Franklin County, Ohio, and being bounded and more particularly described as follows:

Beginning for reference a $\frac{3}{4}$ inch bar found at the intersection of the centerline of Fisher Road (C.R. 22, R/W Varies) and the original Hilliard & Rome Road East (T.R.-3B, 60' R/W) the following two courses:

1) thence along said Hilliard & Rome Road East (T.R.-3B) centerline, South $13^{\circ}56'55''$ West, (passing a magnetic nail found at 540.90 feet, 632.00 feet and at 788.14 feet), a total distance of 963.91 feet to a point;

2) with a curve to the left having a radius of 1146.28 feet, a central angle of $15^{\circ}11'52''$, an arc length of 304.05 feet, a chord bearing of South $6^{\circ}20'59''$ West, and a chord distance of 303.16 feet to a northerly right-of-way line of said Parcel 104-WD and Parcel No. 12, to an iron pin with cap set, said pin also being the **TRUE POINT OF BEGINNING** for the parcel herein described;

Thence along said right-of-way line **North $88^{\circ}47'16''$ East** a distance of **30.00 feet** to a capped iron pin "HULL INC";

Thence along the easterly right-of-way line of said Hilliard & Rome Road (No.3) the following three courses to the prosed northerly right-of-way line of Hilliard & Rome Road (County Road 3):

1) **South $25^{\circ}07'56''$ East** a distance of **55.32 feet** to a capped iron pin "HULL INC";

2) **South $8^{\circ}43'36''$ West** a distance of **92.73 feet** to a bent $\frac{3}{4}$ " pipe;

3) **South $4^{\circ}33'07''$ East** a distance of **315.74 feet** to an iron pin set;

Thence along a new right-of-way line of Hilliard & Rome Road (County Road 3) the following four courses:

1) **North $22^{\circ}00'50''$ West** a total distance of **135.03 feet**, (passing the existing centerline of said Hilliard & Rome Road (No.3) at 99.98 feet to an iron pin set), to an iron pin set;

2) **North $6^{\circ}36'11''$ West** a distance of **54.43 feet** to an iron pin set;

3) with a **curve** to the left having a **radius of 1503.39 feet**, a **central angle of 6° 02' 37"**, an **arc length of 158.58 feet**, a **chord bearing of North 26° 37' 12" West**, and a **chord distance of 158.51 feet** to an iron pin set;

4) **North 42° 36' 53" West** a total distance of **52.98 feet**, to the westerly right-of-way line of said Hilliard & Rome Road (No.3) to a capped $\frac{3}{4}$ " pipe "EMH&T INC";

Thence along said westerly right-of-way line of said Hilliard & Rome Road (No.3) the following two courses:

1) **North 58° 33' 17" East** a distance of **40.00 feet** to a capped $\frac{3}{4}$ " pipe "EMH&T INC";

2) **North 25° 18' 06" East** a total distance of **82.29 feet**, (passing a capped $\frac{3}{4}$ " pipe "EMH&T INC" a distance of 25.73 feet) to a capped $\frac{3}{4}$ " pipe "EMH&T INC":


Thence along said line **North 88° 47' 16" East** a distance of **30.00 feet** to the **TRUE POINT OF BEGINNING**, containing 0.674 acres, of which the present road occupies 0.674 acres.

This description is based on a survey performed by Carpenter Marty Transportation, INC, on November 8, 2020. This description was prepared and reviewed under the supervision of Michael D. Weeks, Professional Surveyor No. 7357.

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011) as determined by GNSS measurements tied to the Ohio Department of Transportation's RTK system. Control for the bearings shown herein were determined by GPS observations and establishing South 13°56'55" West for the existing centerline of right-of-way of Hilliard Rome Road East. Bearings are shown to indicate angle only and are for project use only.

Monuments referred to as iron pins set are 5/8 inch by 30 inch long with cap stamped "CMT P.S. 7357". Right of way monuments called for as set herein shall be set upon completion of the dedication process.

Carpenter Marty Transportation, Inc



Michael D. Weeks, P.E., P.S.

