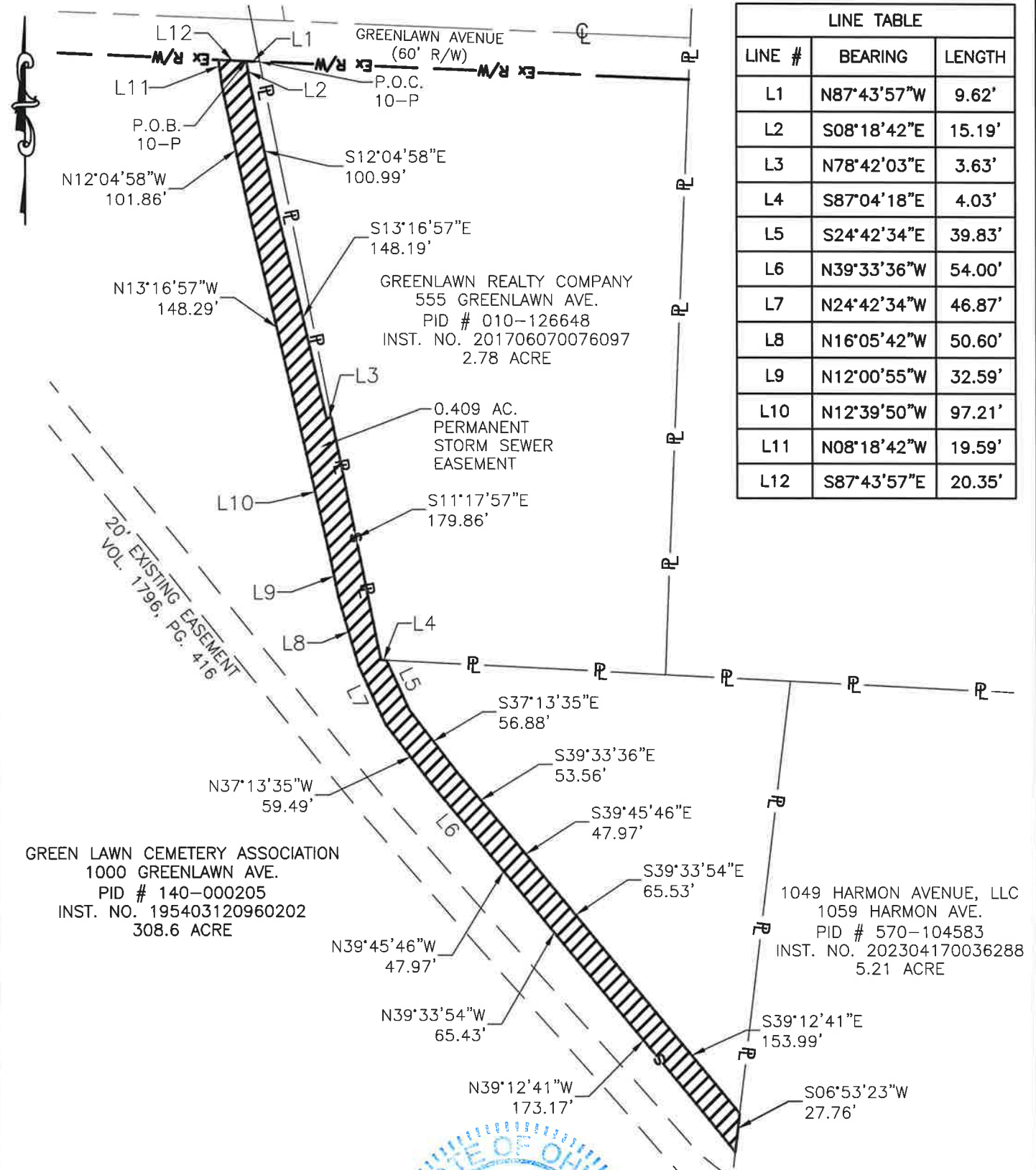




6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

FRANKLINTON MAIN
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 422
0.409 ACRE PERM. STORM SEWER ESMT.



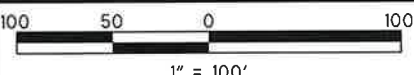
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N87°43'57"W	9.62'
L2	S08°18'42"E	15.19'
L3	N78°42'03"E	3.63'
L4	S87°04'18"E	4.03'
L5	S24°42'34"E	39.83'
L6	N39°33'36"W	54.00'
L7	N24°42'34"W	46.87'
L8	N16°05'42"W	50.60'
L9	N12°00'55"W	32.59'
L10	N12°39'50"W	97.21'
L11	N08°18'42"W	19.59'
L12	S87°43'57"E	20.35'

LEGEND
— P — PROPERTY LINE
— Ex R/W — EXISTING RIGHT OF WAY
— — EXISTING 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.

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.



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

01/13/2025
DATE:

PARCEL 10
DRAWN BY: DDC
REVIEWED BY: SLS

Description of a 0.409 Acre Permanent Storm Sewer Easement
Parcel 10-P

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, being a variable width Permanent Storm Sewer Easement lying on, over and across that 308.6 acre tract, as conveyed to Green Lawn Cemetery Association, by deed of record in Instrument Number 195403120960202 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING on the southerly right of way line of Greenlawn Avenue (60 feet wide) at the intersection of the line common to said 308.6 acre tract and that 2.78 acre tract as conveyed to Greenlawn Realty Company by deed of record in Instrument Number 201706070076097;

Thence North 87° 43' 57" West a distance of 9.62 feet, coincident with said right of way, to the **TRUE POINT OF BEGINNING** of the permanent storm sewer easement herein described;

Thence across and through said 308.6 acre tract, the following four (4) courses:

South 08° 18' 42" East a distance of 15.19 feet to a point;

South 12° 04' 58" East a distance of 100.99 feet to a point;

South 13° 16' 57" East a distance of 148.19 feet to a point;

North 78° 42' 03" East a distance of 3.63 feet to a point on a line common to said 308.6 acre tract and said 2.78 acre tract;

Thence, coincident with said common line, the following two (2) courses and distances:

South 11° 17' 57" East a distance of 179.86 feet to a point;

South 87° 04' 18" East a distance of 4.03 feet to a point;

Thence across and through said 308.6 acre tract, the following six (6) courses and distances:

South 24° 42' 34" East a distance of 39.83 feet to a point;

South 37° 13' 35" East a distance of 56.88 feet to a point;

South 39° 33' 36" East a distance of 53.56 feet to a point;

South 39° 45' 46" East a distance of 47.97 feet to a point;

South 39° 33' 54" East a distance of 65.53 feet to a point;

South 39° 12' 41" East a distance of 153.99 feet to a point on a line common to said 308.6 acre tract and that 5.21 acre tract conveyed to 1049 Harmon Avenue, LLC by deed of record in Official Record 202304170036288;

Thence, South 06° 53' 23" West a distance of 27.76 feet, coincident with said common line, to a point;

Thence across and through said 308.6 acre tract, the following twelve (12) courses and distances:

North 39° 12' 41" West a distance of 173.17 feet to a point;

North 39° 33' 54" West a distance of 65.43 feet to a point;

North 39° 45' 46" West a distance of 47.97 feet to a point;

North 39° 33' 36" West a distance of 54.00 feet to a point;

North 37° 13' 35" West a distance of 59.49 feet to a point;

North 24° 42' 34" West a distance of 46.87 feet to a point;

North 16° 05' 42" West a distance of 50.60 feet to a point;

North 12° 00' 55" West a distance of 32.59 feet to a point;

North 12° 39' 50" West a distance of 97.21 feet to a point;

North 13° 16' 57" West a distance of 148.29 feet to a point;

North 12° 04' 58" West a distance of 101.86 feet to a point;

North 08° 18' 42" West a distance of 19.59 feet to a point on the southerly right-of-way line of said Greenlawn Avenue;

Thence South 87° 43' 57" East a distance of 20.35 feet to the **TRUE POINT OF BEGINNING**, containing 0.409 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), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

DLZ Ohio



Samuel L. Stiltner
Professional Surveyor No. 8364



Date



verse With Area

Sun Jan 12 21:58:59 2025

tNo	Bearing	Distance	Northing	Easting	Description
			706928.21	1822479.50	
	S 08°18'42" E	15.19			
			706913.18	1822481.69	
	S 12°04'58" E	100.99			
			706814.42	1822502.83	
	S 13°16'57" E	148.19			
			706670.20	1822536.88	
	N 78°42'03" E	3.63			
			706670.91	1822540.44	
	S 11°17'57" E	179.86			
			706494.53	1822575.68	
	S 87°04'18" E	4.03			
			706494.33	1822579.71	
	S 24°42'34" E	39.83			
			706458.15	1822596.36	
	S 37°13'35" E	56.88			
			706412.85	1822630.77	
	S 39°33'36" E	53.56			
			706371.56	1822664.88	
	S 39°45'46" E	47.97			
			706334.69	1822695.56	
	S 39°33'54" E	65.53			
			706284.18	1822737.30	
	S 39°12'41" E	153.99			
			706164.86	1822834.65	
	S 06°53'23" W	27.76			
			706137.30	1822831.32	
	N 39°12'41" W	173.17			
			706271.48	1822721.84	
	N 39°33'54" W	65.43			
			706321.92	1822680.16	
	N 39°45'46" W	47.97			
			706358.80	1822649.48	
	N 39°33'36" W	54.00			
			706400.43	1822615.09	
	N 37°13'35" W	59.49			
			706447.79	1822579.10	
	N 24°42'34" W	46.87			
			706490.37	1822559.51	
	N 16°05'42" W	50.60			
			706538.99	1822545.48	
	N 12°00'55" W	32.59			
			706570.87	1822538.70	
	N 12°39'50" W	97.21			
			706665.71	1822517.39	
	N 13°16'57" W	148.29			
			706810.03	1822483.32	
	N 12°04'58" W	101.86			
			706909.63	1822462.00	
	N 08°18'42" W	19.59			
			706929.01	1822459.17	
	S 87°43'57" E	20.35			
			706928.21	1822479.50	

closure Error Distance> 0.0000
total Distance Inversed> 1814.81
ea: 17817, 0.4090

