

Description of a 0.676 Acre Sanitary Sewer Easement Vacation

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 3, Township 2, Range 16, United States Military Lands, being 0.676 acres out of a 23.873 acre tract of land described in a deed to The Traditions at Rocky Fork LLC of record in Instrument Number 200502020020219, and being more particularly described as follows:

COMMENCING for reference at the intersection of the centerline of Hamilton Road of record in Plat Book 100, Page 3 and the centerline of Central College Road;

Thence South 02°08'14" West, a distance of 652.39 feet with the centerline of said Hamilton Road, to a point;

Thence South 87°51'46" East, a distance of 50.00 feet crossing said Hamilton Road, to a northwest corner of said 23.873 acre tract and being on the east right-of-way line of said Hamilton Road;

Thence South 85°37'19" East, a distance of 156.31 feet with a north line of said 23.873 acre tract, to the east line of a 20 foot sanitary sewer easement of record in Instrument Number 200308150260015;

Thence South 02°18'39" West, a distance of 351.66 feet with the east line of said 20 foot sanitary sewer easement and crossing said 23.873 acre tract, to the **TRUE POINT OF BEGINNING** of the herein described tract;

Thence crossing said 23.873 acre tract with the following twenty-two (22) courses and distances:

- 1) South 82°53'30" East, a distance of 276.89 feet, to a point;
- 2) North 64°29'53" East, a distance of 57.76 feet, to a point;
- 3) North 02°18'56" East, a distance of 81.65 feet, to a point;
- 4) North 38°42'31" West, a distance of 53.15 feet, to a point;
- 5) North 51°17'29" East, a distance of 25.00 feet, to a point;
- 6) South 38°42'31" East, a distance of 62.51 feet, to a point;
- 7) South 02°18'56" West, a distance of 95.40 feet, to a point;
- 8) South 52°24'05" East, a distance of 56.63 feet, to a point;
- 9) South 79°33'54" East, a distance of 132.70 feet, to a point;
- 10) North 11°36'02" East, a distance of 252.68 feet, to a point;
- 11) South 78°23'58" East. a distance of 25.00 feet, to a point;
- 12) South 11°36'02" West, a distance of 264.87 feet, to a point;
- 13) South 11°06'45" West, a distance of 115.54 feet, to a point;
- 14) North 78°53'15" West, a distance of 25.00 feet, to a point;

- 15) North 11°06'45" East, a distance of 102.95 feet, to a point;
- 16) North 79°33'54" West, a distance of 120.65 feet, to a point;
- 17) South 27°43'33" West, a distance of 107.10 feet, to a point;
- 18) North 62°16'27" West, a distance of 25.00 feet, to a point;
- 19) North 27°43'33" East, a distance of 103.25 feet, to a point;
- 20) North 52°24'05" West, a distance of 56.54 feet, to a point;
- 21) South 64°29'53" West, a distance of 61.89 feet, to a point;
- 22) North 82°53'30" West, a distance of 286.54 feet, to the east line of said 20 foot sanitary sewer easement;

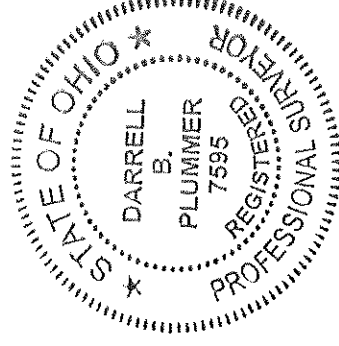
Thence with the east line of said 20 foot sanitary sewer easement and crossing said 23.873 acre tract with the following two (2) courses and distances:

- 1) North 52°37'08" East, a distance of 5.74 feet, to a point;
- 2) North 02°18'39" East, a distance of 21.05 feet, to the **TRUE POINT OF BEGINNING**, containing 0.676 acres of land, more or less.

Basis of Bearing: The basis of bearing is South 02°08'14" West for the centerline of Hamilton Road of record in Plat Book 100, Page 3.

The above description is based on and referenced to an exhibit titled "Exhibit for a 0.676 Acre Sanitary Sewer Easement Vacation" prepared by CT Consultants, attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Franklin County, Ohio.

Darrell B. Plummer 7/16/2013
 _____ Date
 Darrell B. Plummer, P.S.
 Professional Surveyor No. 7595





CT Consultants

engineers | architects | planners
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740.301.4412 www.ctconsultants.com

EXHIBIT FOR A

0.676 ACRE SANITARY SEWER EASEMENT VACATION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS,
BEING PART OF QUARTER TOWNSHIP 3, TOWNSHIP 2, RANGE 16,
UNITED STATES MILITARY LANDS.

CENTRAL COLLEGE ROAD

P.O.C.

S 02°08'14" W 652.39'

CARDINAL TITLE
HOLDING COMPANY
O.R.V. 28103, PG. 1-08
124.448 ACRES (ORIGINAL)

20' SANITARY EASEMENT
IN. # 200308150260015

S 85°37'19" E 156.31'
S 87°51'46" E 50.00'

HAMILTON ROAD
P.B. 100, PG. 3

EX. 10' SAN (CC-14045)
S 02°18'39" W 351.66'

N 02°18'39" E 21.05'
N 52°37'08" E 5.74'

P.O.B.
S 82°53'30" E 276.89'
N 82°53'30" W 286.54'

30' EASEMENT
P.B. 100, PG. 3

CITY OF COLUMBUS, OHIO
IN. # 200512220269428
18.594 ACRES

THE TRADITIONS AT
ROCKY FORK LLC
IN. # 200502020020219
23.873 ACRES (ORIGINAL)

S 78°23'58" E 25.00'

N 51°17'29" E 25.00'

N 38°42'31" W 53.15'

N 02°18'56" E 81.65'

N 64°29'53" E 57.76'

S 38°42'31" E 62.51'

S 02°18'56" W 95.40'

S 52°24'05" E 56.63'

S 79°33'54" E 132.70'

S 64°29'53" W 61.89'

N 52°24'05" W 56.54'

N 27°43'33" E 103.25'

S 27°43'33" W 107.10'

N 79°33'54" W 120.65'

N 11°06'45" E 102.95'

N 62°16'27" W 25.00'

N 11°36'02" E 252.68'

S 11°06'45" W 115.54'

S 11°36'02" W 264.87'

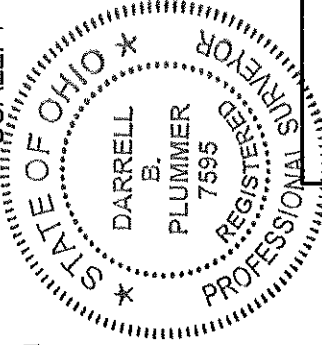
N 78°53'15" W 25.00'



NORTH



SCALE: 1" = 150'



NOTE

ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

BASIS OF BEARINGS

THE BASIS OF BEARING IS SOUTH 02°08'14" WEST FOR THE CENTERLINE OF HAMILTON ROAD OF RECORD IN PLAT BOOK 100, PAGE 3.

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

Darrell B. Plummer

DARRELL B. PLUMMER, P.S.

PROFESSIONAL SURVEYOR NO. 7595

7/16/2013

DATE

PROFESSIONAL SURVEYOR NO. 7595

FILE NO.

13242

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DRAWN BY: DBP

CHECKED BY: MOW