

VICINITY MAP
N.T.S.

GAS PIPELINE EASEMENT TO
COLUMBIA GAS OF OHIO
INST. No. 201402060015253

SCIOTO, LLC
INST. No. 200603030041072
PID 560-104720-00

COLUMBIA GAS OF OHIO
VOL 1290, PAGE 377
PID 560-154730-00

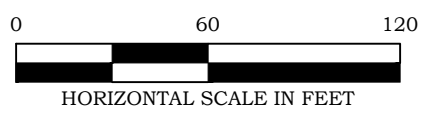
33 PROPERTIES, LLC
INST. No. 201904020036960
PID 560-223912-00

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N67°36'26"E	30.03'
L2	S23°01'30"E	296.00'
L3	S65°59'54"W	55.01'
L4	N23°01'30"W	11.01'
L5	N67°24'20"E	2.00'
L6	N22°26'52"W	296.12'
L7	N67°04'57"E	20.00'
L8	S22°58'28"E	9.79'
L9	N65°59'54"E	20.00'
L10	N22°58'28"W	64.80'

EXCLUSIVE
EASEMENT
(15,530 SQ. FT. OR
0.357 AC. +/-)

**CITY OF COLUMBUS
RAYMOND MEMORIAL
GOLF COURSE**
DB. 1507, PG. 396
PID 560-154646-00

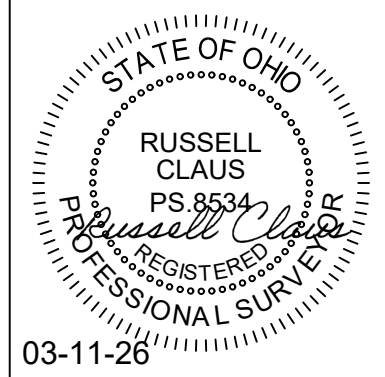
RIGHT OF WAY
(RB. 16, PG. 44)
TRABUE ROAD
(VARIABLE WIDTH - PUBLIC)



- MONUMENT FOUND (AS-NOTED)
- PROPERTY LINE
- - - ADJOINER
- - - EASEMENT LINE
- EXCLUSIVE EASEMENT

NOTES

1. BEARINGS ARE BASED ON STATE PLANE OH SOUTH, NAD 83 (2011), US FEET.
2. ADJOINER INFORMATION SHOWN HEREON BASED ON FRANKLIN COUNTY GIS RECORDS.
3. THE PURPOSE OF THIS PLAN IS TO DEFINE A NEW EXCLUSIVE EASEMENT ACROSS PARCEL ID 560-154646-00 NOW OR FORMERLY CITY OF COLUMBUS, RAYMOND MEMORIAL GOLF COURSE BY DEED BOOK 1507, PAGE 396.
4. FIELDWORK WAS COMPLETED BY ENCOMPASS SERVICES, LLC IN SEPTEMBER OF 2025, UNDER MY DIRECT SUPERVISION.
5. THIS PLAT WAS DRAWN UNDER MY SUPERVISION AND MEETS THE MINIMUM REQUIREMENTS AS SET BY THE OHIO ADMINISTRATIVE CODE SECTION 4733-37.



encompass PLLC
Providing Solutions

16 BILTMORE AVE
ASHEVILLE, NORTH CAROLINA 28801
LICENSE P-1049
828-575-2118
WWW.ENCOMPASSSERVICES.COM

DRW: LWL/CHK: DATE: 03/06/2026
PROJECT NO: 67328 SCALE: 1" = 60'

EXHIBIT "A" EXCLUSIVE EASEMENT PLAT
FOR
COLUMBIA GAS OF OHIO, INC
ACROSS LANDS OWNED BY
CITY OF COLUMBUS
RAYMOND MEMORIAL GOLF COURSE
DB. 1507, PG. 396
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION OF A VARIABLE WIDTH EXCLUSIVE EASEMENT TO COLUMBIA GAS OF OHIO, INC. A NISOURCE COMPANY ON THE PROPERTY OF THE CITY OF COLUMBUS, RAYMOND MEMORIAL GOLF COURSE, A PART OF THE VIRGINIA MILITARY SURVEY No. 544.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING LOCATED ON THAT TRACT OF LAND AS DESCRIBED IN A DEED TO THE THE CITY OF COLUMBUS, RAYMOND MEMORIAL GOLF COURSE, RECORDED IN DEED BOOK 1507, PAGE 396, PID 560-154646-00. ALL RECORDS REFERENCED HEREIN BEING TO THOSE LOCATED IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING AN EXCLUSIVE EASEMENT MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND IN AN ANGLE POINT OF A TRACT OF LAND DESCRIBED TO COLUMBUS GAS OF OHIO, VOLUME 1290, PAGE 377 AND BEING A COMMON CORNER WITH SAID CITY OF COLUMBUS TRACT;

THENCE FROM SAID POINT OF BEGINNING, ALONG A SOUTHERLY LINE OF SAID COLUMBUS GAS TRACT, NORTH 67° 36'26" EAST A DISTANCE OF 30.03 FEET 3/4 INCH IRON PIPE FOUND A AN ANGLE POINT OF SAID COLUMBUS GAS TRACT;

THENCE WITH A WESTERLY LINE OF SAID COLUMBUS GAS TRACT, SOUTH 23° 01'30" EAST A DISTANCE OF 296.00 FEET TO A POINT IN THE NORTH LINE OF TRABUE ROAD (VARIABLE WIDTH) FROM WHICH A 3/4 INCH IRON PIPE FOUND AT THE MOST SOUTHEAST CORNER OF SAID COLUMBUS GAS TRACT, BEARS NORTH 65° 59'54" EAST A DISTANCE OF 20.00 FEET;

THENCE ALONG SAID NORTH LINE OF TRABUE ROAD, SOUTH 65° 59'54" WEST A DISTANCE OF 55.01 FEET TO A POINT;

THENCE DEPARTING SAID TRABUE ROAD AND ACROSS SAID CITY OF COLUMBUS TRACT THE FOLLOWING 4 COURSES:

1. THENCE NORTH 23° 01'30" WEST A DISTANCE OF 11.01 FEET TO A POINT;
2. THENCE NORTH 67° 24'20" EAST A DISTANCE OF 2.00 FEET TO A POINT;
3. THENCE NORTH 22° 26'52" WEST A DISTANCE OF 296.12 FEET TO A POINT;
4. THENCE NORTH 67° 04'57" EAST A DISTANCE OF 20.00 FEET TO A POINT;

THENCE SOUTH 22° 58'28" EAST A DISTANCE OF 9.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 15,530 SQ. FT. OR 0.357 +/- ACRE.



03-11-26



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FOR
COLUMBIA GAS OF OHIO, INC
ACROSS LANDS OWNED BY
CITY OF COLUMBUS
RAYMOND MEMORIAL GOLF COURSE

DB. 1507, PG. 396
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SHEET 2 OF 2

DWG No. 67328 - CITY OF COLUMBUS EXCLUSIVE_REV1