



DLZ

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

SPARC HOLDING LLC.
1155 W. MOUND ST
PID # 425-286329
INST. NO. 201208030112573
47.21 ACRE

SCIOTO ELEVATE LLC,
SCIOTO ELEVATE II LLC
769 CANONBY PL
PID # 010-126650
INST. NO. 202308220085902
3.37 ACRE

SOUTHPARK PRESERVATION
LIMITED PARTNERSHIP
750-793 GREENFIELD DR
PID # 010-040441
INST. NO. 201811270159887
7.69 ACRE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S80°12'28"W	24.24'
L2	N29°03'28"W	17.55'
L3	N09°58'40"W	19.19'
L4	S79°36'40"W	6.62'
L5	N29°03'28"W	24.99'
L6	N25°28'23"W	48.79'
L7	N25°45'59"W	46.10'
L8	N23°48'01"W	100.41'
L9	N32°44'28"W	48.78'
L10	N32°54'37"W	98.25'
L11	N30°51'41"W	50.00'
L12	N29°55'11"W	39.77'
L13	N10°32'59"W	10.42'
L14	S80°47'20"W	4.76'
L15	N34°52'16"W	14.83'
L16	N81°13'17"E	22.27'
L17	S34°52'16"E	17.45'
L18	S29°55'11"E	13.42'
L19	S08°50'33"E	16.24'
L20	N81°30'40"E	6.27'
L21	S29°55'11"E	9.60'
L22	S30°51'41"E	49.48'
L23	S32°54'37"E	37.67'
L24	S08°28'54"E	11.11'
L25	N81°44'26"E	5.05'
L26	S32°49'34"E	94.21'
L27	S07°28'30"E	19.01'
L28	S23°48'01"E	58.17'
L29	N82°04'45"E	6.24'
L30	S23°48'01"E	27.63'
L31	S25°45'59"E	45.81'
L32	S25°28'23"E	48.21'
L33	S29°03'28"E	26.01'
L34	N80°16'59"E	15.58'
L35	S09°47'32"E	16.42'

0.234 AC.
PERMANENT STORM
SEWER EASEMENT

R=171.67'
Δ=08°08'14"
L=24.38'
CH D=24.36'
CH B=S13°49'46"E
P.O.B.



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.

LEGEND
— P — PROPERTY LINE
— Ex R/W — EXISTING RIGHT OF WAY
▨ PERMANENT STORM SEWER EASEMENT
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCING

PARCEL 16

100 50 0 100
1" = 100'

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

01/13/2025
DATE:

DRAWN BY:
LB
REVIEWED BY:
SLS

Description of a 0.234 Acre Permanent Storm Sewer Easement
Parcel 16-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 3.37 acre tract, as conveyed to Scioto Elevate LLC, Scioto Elevate II LLC, by deed of record in Instrument Number 202308220085902 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

BEGINNING at the southeasterly corner of said 3.37 acre tract and the northwesterly corner of a 7.69 acre tract as conveyed to Southpark Preservation Limited Partnership by deed of record in Instrument Number 201811270159887, said point also being on the existing easterly right-of-way line of Canonby Place (50 feet wide), said point also being the **TRUE POINT OF BEGINNING** for the permanent storm sewer easement herein described;

Thence South 80° 12' 28" West a distance of 24.24 feet, on the line common to said 3.37 and 7.69 acre tracts, to a point;

Thence across and through said 3.37 acre tract, the following fourteen (14) courses:

North 29° 03' 28" West a distance of 17.55 feet to a point;

North 09° 58' 40" West a distance of 19.19 feet to a point;

South 79° 36' 40" West a distance of 6.62 feet, to a point;

North 29° 03' 28" West a distance of 24.99 feet to a point;

North 25° 28' 23" West a distance of 48.79 feet to a point;

North 25° 45' 59" West a distance of 46.10 feet to a point;

North 23° 48' 01" West a distance of 100.41 feet to a point;

North 32° 44' 28" West a distance of 48.78 feet to a point;

North 32° 54' 37" West a distance of 98.25 feet to a point;

North 30° 51' 41" West a distance of 50.00 feet to a point;

North 29° 55' 11" West a distance of 39.77 feet to a point;

North 10° 32' 59" West a distance of 10.42 feet to a point;

South 80° 47' 20" West a distance of 4.76 feet to a point;

North 34° 52' 16" West, a distance of 14.83 feet, to a point on the northerly line of said 3.37 acre tract and the southerly line of a 47.21 acre tract as conveyed to Sparc Holding LLC by deed of record in Instrument Number 201208030112573;

Thence North 81° 13' 17" East a distance of 22.27 feet, coincident with the line common to said 3.37 acre tract and 47.21 acre tract, to a point;

Thence across and through said 3.37 acre tract, the following seventeen (17) courses:

South 34° 52' 16" East a distance of 17.45 feet to a point;

South 29° 55' 11" East a distance of 13.42 feet to a point;

South 08° 50' 33" East a distance of 16.24 feet to a point;

North 81° 30' 40" East a distance of 6.27 feet to a point;

South 29° 55' 11" East a distance of 9.60 feet to a point;

South 30° 51' 41" East a distance of 49.48 feet to a point;

South 32° 54' 37" East a distance of 37.67 feet to a point;

South 08° 28' 54" East a distance of 11.11 feet to a point;

North 81° 44' 26" East a distance of 5.05 feet to a point;

South 32° 49' 34" East a distance of 94.21 feet to a point;

South 07° 28' 30" East a distance of 19.01 feet to a point;

South 23° 48' 01" East a distance of 58.17 feet to a point;

North 82° 04' 45" East a distance of 6.24 feet to a point;

South 23° 48' 01" East a distance of 27.63 feet to a point;

South 25° 45' 59" East a distance of 45.81 feet to a point;

South 25° 28' 23" East a distance of 48.21 feet to a point;

South 29° 03' 28" East a distance of 26.01 feet to a point;

North 80° 16' 59" East, a distance of 15.58 feet, to a point on the easterly line of said 3.37 acre tract and the westerly line of said 7.69 acre tract, said point also being on the existing easterly right-of-way line of said Canonby Place;

Thence South 09° 47' 32" East a distance of 16.42 feet, coincident with the line common to said 3.37 acre tract, 7.69 acre tract, and existing easterly right-of-way line of said Canonby Place to a point of curvature;

Thence along a curve to the left, with a radius of 173.00 feet, a delta angle of 08° 04' 28", an arc length of 24.38 feet, a chord distance of 24.36 feet, with a chord bearing South 13° 49' 46" East, to the **TRUE POINT OF BEGINNING**, containing 0.234 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

Samuel L. Stiltner
Professional Surveyor No. 8364

01/13/2025
Date

Mapcheck 1: 16

Side 1: Line	
Direction:	S80° 12' 28.00"W
Distance:	24.240'
Side 2: Line	
Direction:	N29° 03' 28.00"W
Distance:	17.550'
Side 3: Line	
Direction:	N09° 58' 40.00"W
Distance:	19.190'
Side 4: Line	
Direction:	S79° 36' 40.00"W
Distance:	6.620'
Side 5: Line	
Direction:	N29° 03' 28.00"W
Distance:	24.990'
Side 6: Line	
Direction:	N25° 28' 23.00"W
Distance:	48.790'
Side 7: Line	
Direction:	N25° 45' 59.00"W
Distance:	46.100'
Side 8: Line	
Direction:	N23° 48' 01.00"W
Distance:	100.410'
Side 9: Line	
Direction:	N32° 44' 28.00"W
Distance:	48.780'
Side 10: Line	
Direction:	N32° 54' 37.00"W
Distance:	98.250'
Side 11: Line	
Direction:	N30° 51' 41.00"W
Distance:	50.000'
Side 12: Line	
Direction:	N29° 55' 11.00"W
Distance:	39.770'
Side 13: Line	
Direction:	N10° 32' 59.00"W
Distance:	10.420'
Side 14: Line	
Direction:	S80° 47' 20.00"W
Distance:	4.760'
Side 15: Line	
Direction:	N34° 52' 16.00"W
Distance:	14.830'
Side 16: Line	
Direction:	N81° 13' 17.00"E



Distance:	22.270'
Side 17: Line	
Direction:	S34° 52' 16.00"E
Distance:	17.450'
Side 18: Line	
Direction:	S29° 55' 11.00"E
Distance:	13.420'
Side 19: Line	
Direction:	S08° 50' 33.00"E
Distance:	16.240'
Side 20: Line	
Direction:	N81° 30' 40.00"E
Distance:	6.270'
Side 21: Line	
Direction:	S29° 55' 11.00"E
Distance:	9.600'
Side 22: Line	
Direction:	S30° 51' 41.00"E
Distance:	49.480'
Side 23: Line	
Direction:	S32° 54' 37.00"E
Distance:	37.670'
Side 24: Line	
Direction:	S08° 28' 54.00"E
Distance:	11.110'
Side 25: Line	
Direction:	N81° 44' 26.00"E
Distance:	5.050'
Side 26: Line	
Direction:	S32° 49' 34.00"E
Distance:	94.210'
Side 27: Line	
Direction:	S07° 28' 30.00"E
Distance:	19.010'
Side 28: Line	
Direction:	S23° 48' 01.00"E
Distance:	58.170'
Side 29: Line	
Direction:	N82° 04' 45.00"E
Distance:	6.240'
Side 30: Line	
Direction:	S23° 48' 01.00"E
Distance:	27.630'
Side 31: Line	
Direction:	S25° 45' 59.00"E
Distance:	45.810'
Side 32: Line	
Direction:	S25° 28' 23.00"E

Distance:	48.210'
Side 33: Line	
Direction:	S29° 03' 28.00"E
Distance:	26.010'
Side 34: Line	
Direction:	N80° 16' 59.00"E
Distance:	15.580'
Side 35: Line	
Direction:	S09° 47' 32.00"E
Distance:	16.420'
Side 36: Curve	
Curve direction:	Counter-clockwise
Radius:	173.000'
Arc length:	24.380'
Delta angle:	[008.0745 (d)]
Chord direction:	S13° 49' 46.00"E
Chord distance:	24.360'
Closure Summary	
Precision, 1 part in:	42711.150'
Error distance:	0.026'
Error direction:	N24° 45' 04.07"W
Area:	0.234 Ac.
Square area:	10190.277 Sq. Ft.