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

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

SOUTHPARK PRESERVATION
LIMITED PARTNERSHIP
750-791 GREENFIELD DR
PID # 010-126645
INST. NO. 201811270159887
10.78 ACRES

VERTICAL BRIDGE
LANDCO LLC.
825 GREENFIELD DR
PID # 010-126652
INST. NO. 201701130007587
4.90 ACRES

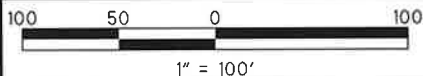
0.233 ACRE PERMANENT
STORM SEWER EASEMENT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N86°31'52"W	17.53'
L2	N86°31'52"W	20.51'
L3	N09°19'04"W	171.98'
L4	N09°14'51"W	58.62'
L5	N15°51'37"W	12.05'
L6	N22°22'01"W	11.13'
L7	N28°21'36"W	250.06'
L8	N33°01'50"W	0.33'
L9	N80°15'33"E	21.13'
L10	S28°21'36"E	244.69'
L11	S22°22'01"E	13.32'
L12	S15°51'37"E	14.33'
L13	S09°14'53"E	59.77'
L14	S09°19'04"E	176.50'

LEGEND
— P — PROPERTY LINE
— Ex R/W — EXISTING RIGHT OF WAY
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 14
DRAWN BY: LB
REVIEWED BY: SLS

Description of a 0.233 Acre Permanent Storm Sewer Easement
Parcel 14-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 4.9 acre tract, as conveyed to Vertical Bridge Landco LLC, by deed of record in Instrument Number 201701130007587 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at the southeasterly corner of said 4.9 acre tract and northwesterly corner of a 10.78 acre tract as conveyed to Southpark Preservation Limited Partnership by deed of record in Instrument Number 201811270159887;

Thence North 86° 31' 52" West a distance of 17.53 feet, on the line common to said 4.9 acre tract and 10.78 acre tract, to the **TRUE POINT OF BEGINNING** for the permanent storm sewer easement herein described:

Thence North 86° 31' 52" West a distance of 20.51 feet, continuing with said line coincident to said 4.9 acre tract and 10.78 acre tract, to a point;

Thence across and through said 4.9 acre tract, the following six (6) courses:

North 09° 19' 04" West a distance of 171.98 feet to a point;

North 09° 14' 51" West a distance of 58.62 feet to a point;

North 15° 51' 37" West a distance of 12.05 feet to a point;

North 22° 22' 01" West a distance of 11.13 feet to a point;

North 28° 21' 36" West a distance of 250.06 feet to a point;

North 33° 01' 50" West a distance of 0.33 feet, to a point on the line common to the northerly line of said 4.9 acre tract and the southerly line of a 7.69 acre tract, as conveyed to Southpark Preservation Limited Partnership, by deed of record in Instrument Number 201811270159887;

Thence North 80° 15' 33" East a distance of 21.13 feet, coincident with the line common to said 4.9 and 7.69 acre tracts, to a point;

Thence across and through said 4.9 acre tract, the following five (5) courses:

South 28° 21' 36" East a distance of 244.69 feet to a point;

South 22° 22' 01" East a distance of 13.32 feet to a point;

South 15° 51' 37" East a distance of 14.33 feet to a point;

South 09° 14' 53" East a distance of 59.77 feet to a point;

Thence South 09° 19' 04" East a distance of 176.50 feet, to the **TRUE POINT OF BEGINNING**, containing 0.233 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
Professional Surveyor No. 8364



Date



verse With Area

Mon Jan 13 11:58:56 2025

tNo	Bearing	Distance	Northing	Easting	Description
			707491.05	1822389.60	
	N 86°31'52" W	20.51			
			707492.29	1822369.13	
	N 09°19'04" W	171.98			
			707661.99	1822341.28	
	N 09°14'51" W	58.62			
			707719.85	1822331.86	
	N 15°51'37" W	12.05			
			707731.44	1822328.57	
	N 22°22'01" W	11.13			
			707741.73	1822324.33	
	N 28°21'36" W	250.06			
			707961.78	1822205.55	
	N 33°01'50" W	0.33			
			707962.06	1822205.37	
	N 80°15'33" E	21.13			
			707965.64	1822226.20	
	S 28°21'36" E	244.69			
			707750.31	1822342.43	
	S 22°22'01" E	13.32			
			707738.00	1822347.50	
	S 15°51'37" E	14.33			
			707724.21	1822351.42	
	S 09°14'53" E	59.77			
			707665.22	1822361.02	
	S 09°19'04" E	176.50			
			707491.05	1822389.60	

closure Error Distance> 0.0000
total Distance Inversed> 1054.42

area: 10128, 0.2325

