

**STANDARD HIGHWAY EASEMENT**  
0.880 Acres  
City of Columbus Property on Dublin Road (SR 745)

Situated in the State of Ohio, County of Delaware, Township of Concord, located in Virginia Military Surveys 1421 and 2642, being within a 38.463 acre tract and a 31.105 acre tract conveyed to the City of Columbus, Ohio of record in Book 1360, Page 1319, and being more particularly described as follows:

**Beginning** at an iron pin set in the southerly property line of the said 38.463 acre tract, the northerly property line of a 161.165 acre tract conveyed to the City of Columbus, Ohio of record in Book 1688, Page 1195 and the easterly right-of-way of Dublin Road (SR 745, 60' R\W);

Thence along the said easterly right-of-way of Dublin Road the following courses and distances:

- 1) North 17 degrees 26 minutes 06 seconds West, a distance of 4.66 feet to a point;
- 2) North 18 degrees 25 minutes 01 seconds West, a distance of 1349.74 feet to a point in the 31.105 acre tract;
- 3) North 11 degrees 31 minutes 40 seconds West, a distance of 458.20 feet to an iron pin set;

Thence crossing the said 31.105 acre tract the following courses and distances:

- 1) North 78 degrees 28 minutes 20 seconds East, a distance of 20.00 feet to an iron pin set;
- 2) South 11 degrees 31 minutes 40 seconds East, a distance of 457.00 feet to an iron pin set;
- 3) South 18 degrees 25 minutes 01 seconds East, a distance of 503.00 feet to an iron pin set in the 38.463 acre tract;

Thence crossing the said 38.463 acre tract the following courses and distances:

- 1) North 71 degrees 34 minutes 59 seconds East, a distance of 5.00 feet to an iron pin set;
- 2) South 18 degrees 25 minutes 01 seconds East, a distance of 415.00 feet to an iron pin set;
- 3) South 71 degrees 34 minutes 59 seconds West, a distance of 5.00 feet to an iron pin set;
- 4) South 18 degrees 25 minutes 01 seconds East, a distance of 438.48 feet to an iron pin set in the northerly property line of the said 161.165 acre tract;

Thence along the northerly property line of the said 161.165 acre tract, South 80 degrees 53 minutes 55 seconds West, a distance of 20.35 feet to the **Point of Beginning**.

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The above-described parcel contains 0.880, more or less, containing 0.211 acres in Auditors Permanent Parcel Number 60024003007002 (VMS 2642) and 0.669 acres in Auditors Permanent Parcel Number 60024003008000 (VMS 1421).

Subject to all legal rights-of-way and/or easements, if any, of previous record.

All iron pins set are 5/8 inch rebar (30 inches long) with a yellow plastic cap stamped "R/W Dynotec, Inc." and are to be set after construction.

This description was prepared and reviewed on September 21, 2023, by Robert A. Bosworth, Registered Surveyor #7750.

The basis of bearings shown are based on the State Plane Coordinate System, Ohio North Zone, as per NAD 83 (2011) established by Dynotec, Inc. using GPS procedures and equipment.

This description is based upon a field survey performed by Dynotec, Inc. July 2023.



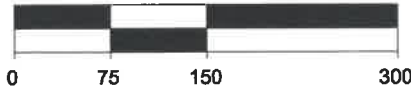
Robert A. Bosworth

Robert A. Bosworth, PS  
Reg. Surveyor No. 7750

7-09-24  
Date



SCALE: 1" = 150'



# STANDARD HIGHWAY EASEMENT

0.880 ACRES

PART OF A 38.463 & 31.105 ACRE TRACT  
SITUATED IN VMS SURVEYS 1421 & 2642

TOWNSHIP OF CONCORD, COUNTY OF DELAWARE, STATE OF OHIO

DRAWN BY:

RAB

JOB NO.:

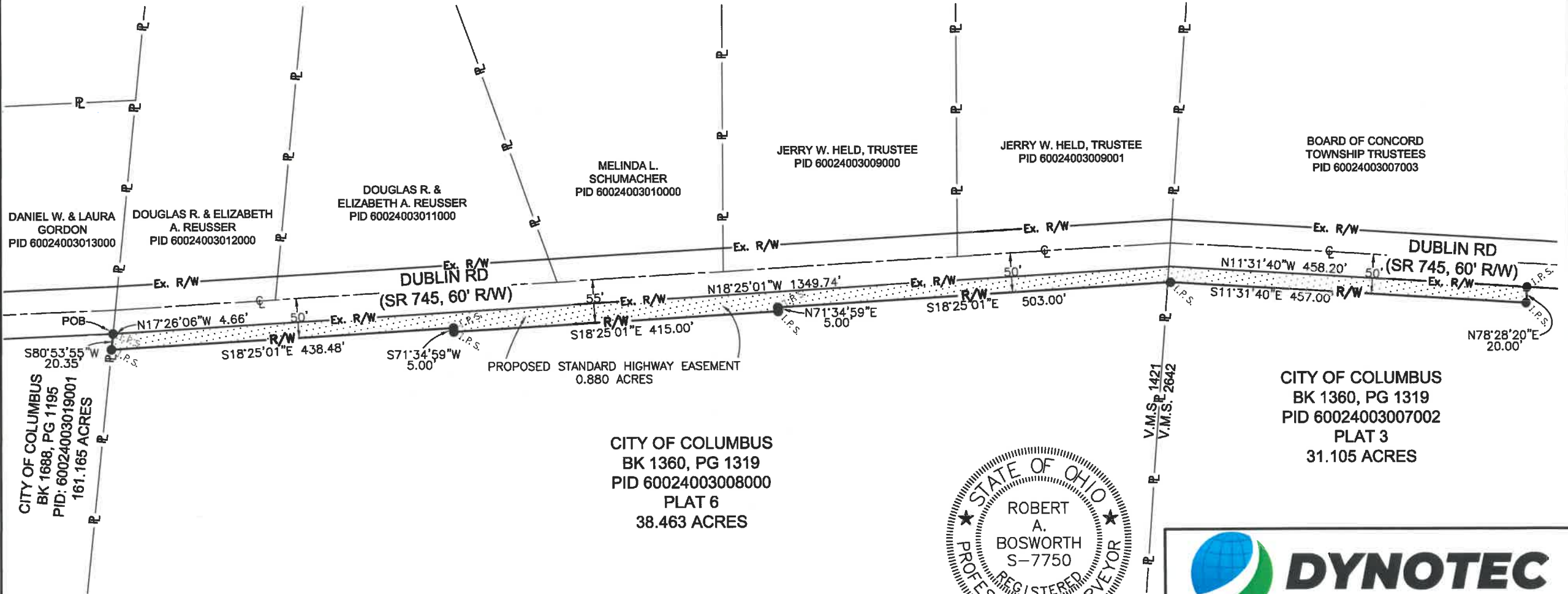
230021

DATE:

9/19/2023

CHECKED BY:

CMC



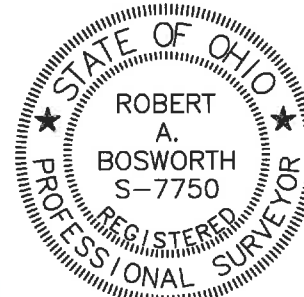
**BASIS OF BEARINGS** BEARINGS ARE BASED ON THE CENTERLINE OF DUBLIN ROAD (SR 745) AS HAVING A BEARING OF NORTH 18°25'01" EAST AS PER THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011) FROM A GPS SURVEY.

**LEGEND**

- I.P.S. IRON PIN SET
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

*Robert A. Bosworth 7-9-24*

ROBERT A. BOSWORTH, P.S. DATE  
OHIO PROFESSIONAL SURVEYOR NO. 7750



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