

November 21, 2023

Description of a Sanitary Sewer easement, south of W. State St., City of Columbus

SITUATED in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 1393, being a part of Chapel St. (32.5' wide, Plat Book (P.B.) 1, pg. 268) vacated by City Ordinance No. 25271, conveyed to HP Land Development, LTD. in Instrument (Instr.) No. 200102280040101, Franklin County Recorder's Office;

All records referred to are those of record in the County Recorder's Office, unless otherwise noted;

Beginning at the northeast corner of Lot 156 and the northwest corner of Lot 155, being a point on the south right of way line of W. State St. (80' wide), as shown on M.L. Sullivants' Western Additions, P.B. 1, pg. 268, being the northeast corner of the said HP Land Development tract and the northwest corner of a tract conveyed to Norfolk Southern Railroad in Instr. No. 200710260186473;

THENCE South 14 degrees 15 minutes 25 seconds East 188.95 feet, along the east line of the said HP Land Development tract and a west line of the said Norfolk Southern tract, crossing the said Lot 155, to a point in the south line of the said Lot 155 and the north right of way line of the said vacated Chapel St., being a corner of the said HP Land Development tract and a corner of the said Norfolk Southern tract;

THENCE South 08 degrees 14 minutes 38 seconds East 1.20 feet, along a east line of the said HP Land Development tract and a west line of the said Norfolk Southern tract, crossing the said vacated Chapel St., to a point, being the True Point of Beginning;

THENCE South 08 degrees 14 minutes 38 seconds East 15.05 feet, along an east line of the said HP Land Development tract and a west line of the said Norfolk Southern tract, crossing the said vacated Chapel St., to a point in the centerline of the said vacated Chapel St., being the southeast corner of the said HP Land Development tract and a corner of the said Norfolk Southern tract;

THENCE South 81 degrees 45 minutes 22 seconds West 106.52 feet, along the centerline of the said vacated Chapel St., the south line of the said HP Land Development tract and a north line of the said Norfolk Southern tract, and a north line of tract conveyed to CSX Transportation in Official Record 13283 G-13, to a point, being the southwest corner of the said HP Land Development tract and a corner of the said CSX Transportation tract;

THENCE North 08 degrees 14 minutes 38 seconds West 4.88 feet, along a west line of the said HP Land Development tract and an east line of the said CSX Transportation tract, crossing the said vacated Chapel St., to a point;

THENCE North 81 degrees 45 minutes 22 seconds East 7.10 feet, crossing the said HP Land Development tract and the said vacated Chapel St., to a point;

THENCE North 75 degrees 54 minutes 58 seconds East 99.94 feet, crossing the said HP Land Development tract and the said vacated Chapel St., to the True Point of Beginning, having an area of 1,025 square feet or 0.024 acres;

The easement described herein is part of Parcel No. 010-042378;

The Basis of Bearing for this description is the south right of way line of W. State St. as being North 81 degrees 45 minutes 22 seconds East, assumed, and is used to denote angles only;



11/21/23

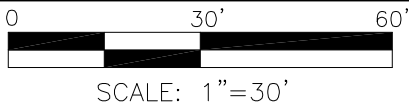
Raymond J. Wood P.S. 7745

date



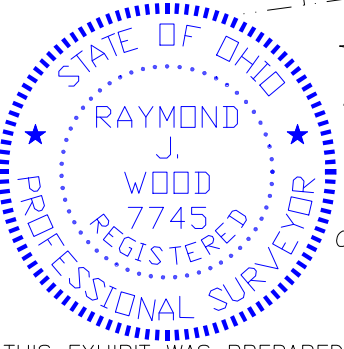
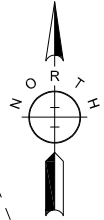
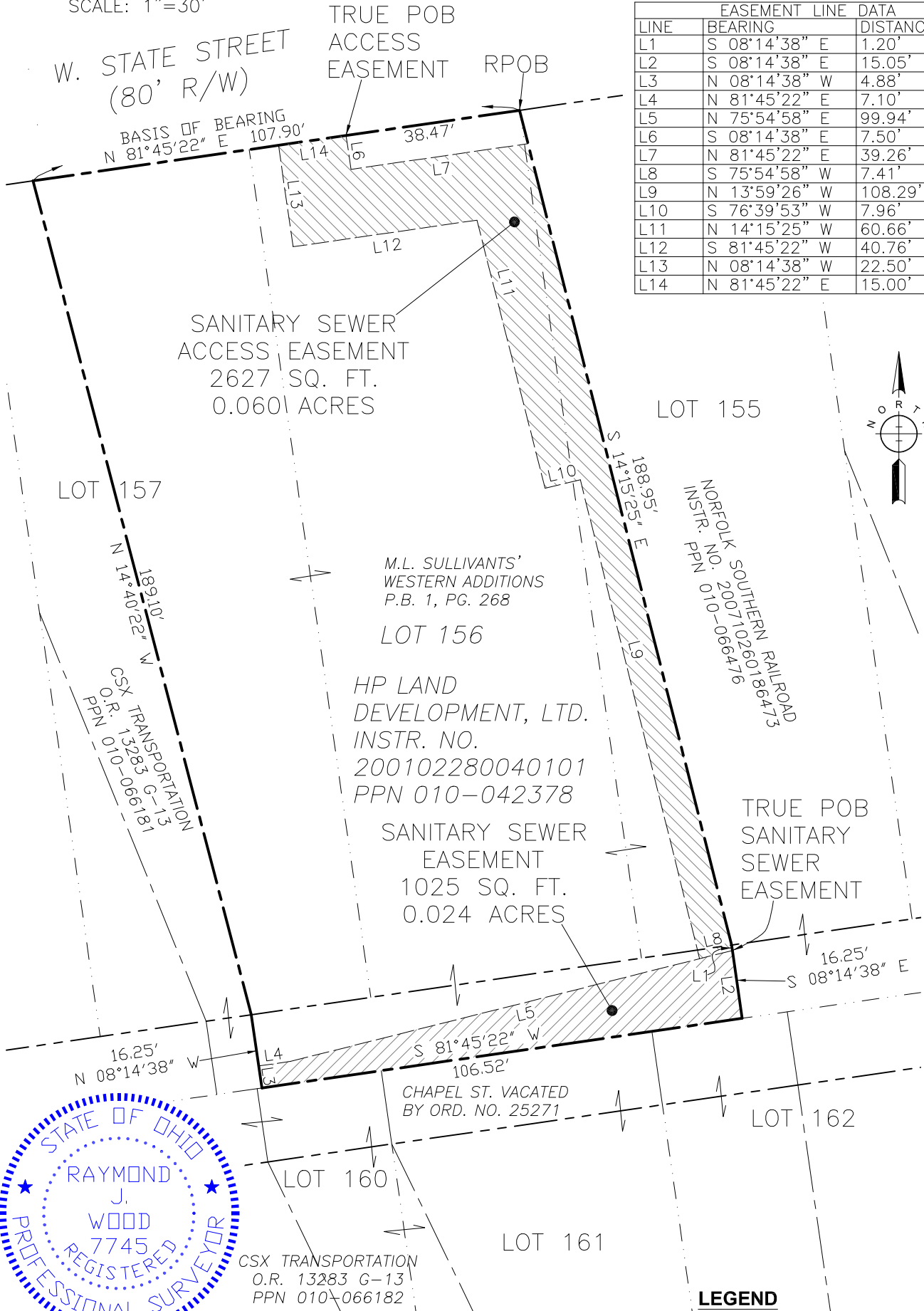
SANITARY SEWER EASEMENTS EXHIBIT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NO. 1393, AND BEING A PART OF LOTS 155 AND 157, AND ALL OF LOT 156 OF M.L. SULLIVANTS' WESTERN ADDITION, P.B. 1, PG. 268, AND PART OF CHAPEL ST. VACATED IN ORD. NO. 25271, ALL CONVEYED TO HP LAND DEVELOPMENT, LTD. IN INSTR. NO. 200102280040101, FRANKLIN COUNTY RECORDERS OFFICE;



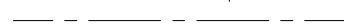


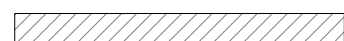

THE BASIS OF BEARING FOR THIS EXHIBIT IS THE SOUTH RIGHT OF WAY LINE OF W. STATE ST. AS BEING N 81°45'22" E, ASSUMED, AND IS USED TO DENOTE ANGLES ONLY.

EASEMENT LINE DATA		
LINE	BEARING	DISTANCE
L1	S 08°14'38" E	1.20'
L2	S 08°14'38" E	15.05'
L3	N 08°14'38" W	4.88'
L4	N 81°45'22" E	7.10'
L5	N 75°54'58" E	99.94'
L6	S 08°14'38" E	7.50'
L7	N 81°45'22" E	39.26'
L8	S 75°54'58" W	7.41'
L9	N 13°59'26" W	108.29'
L10	S 76°39'53" W	7.96'
L11	N 14°15'25" W	60.66'
L12	S 81°45'22" W	40.76'
L13	N 08°14'38" W	22.50'
L14	N 81°45'22" E	15.00'



CSX TRANSPORTATION
O.R. 13283 G-13
PPN 010-066182

LEGEND

-  PROPERTY LINE
-  RIGHT-OF-WAY
-  SUBDIVISION LOT LINES
-  SEWER EASEMENT
-  ACCESS EASEMENT

THIS EXHIBIT WAS PREPARED FROM DEED AND PLAT RECORDS, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

Raymond J. Wood

11/21/23

RAYMOND J. WOOD REG. SURV. 7745 DATE

P:\Projects\2023\230134-000R CoC W State St Sanitary\500-CAD\520-Survey\522-DwngModels\W STATE ST P ESMTS.dwg by:joe.wood on 11/21/2023 @ 10:49:47 am

Coordinate File:

Closure Results

Starting Point 5295: N 713062.821 E 1825623.795 Z 0.000 START PERM
 Closing Reference Point 5295: N 713062.821 E 1825623.795 Z 0.000 START PERM
 Ending Point 5300: N 713062.820 E 1825623.796 Z -0.000 END PERM
 Azimuth Of Error: 120°04'14"
 North Error : -0.00085
 East Error : 0.00148
 Vertical Error : -0.00000
 Hz Dist Error : 0.00171
 Sl Dist Error : 0.00171
 Traverse Lines : 5
 SideShots : 0
 Store Points : 1
 Horiz Dist Traversed: 233.490
 Slope Dist Traversed: 233.490
 Closure Precision: 1 in 136894.0

Starting Point 5295: N 713062.821 E 1825623.795 Z 0.000 START PERM

Point No.	Horizontal Angle	Vertical Angle	Slope Dist	Description	Northing	Easting	Elevation
5296	S8.1438E	0.0000	15.050		713047.927	1825625.953	-0.000
PNT							
5297	S81.4522W	0.0000	106.520		713032.653	1825520.533	-0.000
PNT							
5298	N8.1438W	0.0000	4.880		713037.482	1825519.834	-0.000
PNT							
5299	N81.4522E	0.0000	7.100		713038.501	1825526.860	-0.000
PNT							
5300	N75.5458E	0.0000	99.940		713062.820	1825623.796	-0.000
END PERM							

Sideshots