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Partial Sanitary Sewer Easement Vacation of Deed Book 3763, Page 322 0.224 Acre

City of Columbus,
Franklin County, Ohio
Half Section 21, Section 14,
Township 12, Range 21
Refugee Lands

This exhibit is based on information obtained from the Franklin County Auditor's and Recorder's Office and information obtained from an actual field survey conducted in November of 2020.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for the centerline of McNaughten Road to be N04°26'45"E.

McNaughten Woods Limited Partnership
I.N. 200103050043890
Tract 2 - Phase II
9.703 Ac.
APN: 550-138771

McNaughten Woods Limited Partnership
I.N. 200103050043890
Tract 1 - Phase I
11.900 Ac.
APN: 550-211025

Waldren Woods LLC
I.N. 202110220192559
1 Ac.
APN: 550-156222

Waldren Woods LLC
I.N. 202110210192040
0.879 Ac.
APN: 550-156222

Waldren Woods LLC
I.N. 202110220192843
8.658 Ac.
APN: 550-156222

Edward F. Therkettle et al
I.N. 201711140160737
0.659 Ac.
APN: 550-156227

APN: 550-156222

McNaughten Plaza Holding Company LLC
I.N. 200902050014682
4.640 Ac.
APN: 550-156224

Plaza Properties, Inc.
O.R. 6946D09
7.0 Ac.
APN: 010-203913

Scotland Yard Condominium
C.P.B. 4, Pg. 28
APN: Multiple

McNaughten Road

Shana Drive

S85°25'07"E 20.00'

N85°25'07"W 530.90'

N4°25'08"E 488.45'
0.224 Ac.
S4°25'08"W 488.43'

N85°29'11"W 20.00'

TPOB

RPOB

Atley (R/W-8')

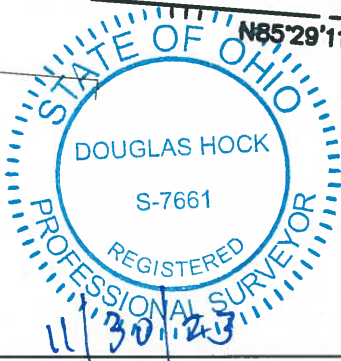
Idlewild Manor
P.B. 15, Pg. 18

260 261 262 263

Roselawn Avenue (R/W-50')
P.B. 15, Pg. 18
(Vacated)

Idlewild Manor
P.B. 15, Pg. 18

233 234 235 236



GRAPHIC SCALE



1 inch = 150 feet

DRAWN BY: DRB JOB NO.: 20-0207-128
DATE: 11/30/23 CHECKED BY: BCK



ADVANCED
CIVIL DESIGN

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ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

Date:



**Partial Easement Vacation Description
of Deed Book 3763, Page 322
0.224 Acre
East of McNaughten Road
North of Shana Drive
-1-**

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Half Section 21, Section 14, Township 12, Range 21 of Refugee Lands, being part of a 8.658 acre tract of land conveyed to Waldren Woods LLC of record in Instrument Number 202110220192843, said 0.224 acre also being the same land as described in the permanent easement in Deed Book 3763, Page 322 and being more particularly described as follows:

Beginning for Reference, at the northeasterly corner of said 8.658 acre tract, at a northwesterly terminus of an Alley (R/W-8') as dedicated upon the plat "Idlewild Manor" of record in Plat Book 15, Page 18 and being in the southerly line of a 9.703 acre tract of land described as Tract 2 – Phase II and conveyed to McNaughten Woods Limited Partnership of record in Instrument Number 200103050043890;

Thence **N 85° 25' 07" W**, along the northerly line of said 8.658 acre tract, along the southerly line of said 9.703 acre tract and along the southerly line of a 11.900 acre tract of land described as Tract 1 – Parcel I and conveyed to McNaughten Woods Limited Partnership of record in Instrument Number 200103050043890, **530.90 feet** to a point, the **True Point of Beginning**;

Thence **S 04° 25' 08" W**, across said 8.658 acre tract, **488.43 feet** to a point in the southerly line of said 8.658 acre tract and being in the northerly line of a 4.640 acre tract of land conveyed to McNaughten Plaza Holding Company LLC of record in Instrument Number 200902050014682;

Thence **N 85° 29' 11" W**, with said common line, **20.00 feet** to a point;

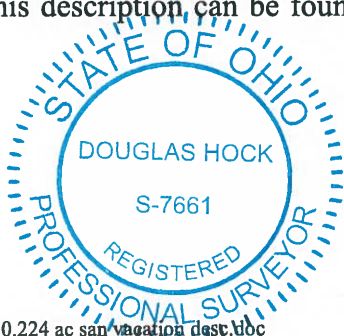
Thence **N 04° 25' 08" E**, across said 8.658 acre tract, **488.45 feet** to a point in the northerly line of said 8.658 acre tract and being in the southerly line of said 11.900 acre tract;

Thence **S 85° 25' 07" E**, with said common line, **20.00 feet** to the **True Point of Beginning**.
Containing **0.224 acres**.

The above description was prepared by Advanced Civil Design Inc. on November 30, 2023 and is based on information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office and information obtained from an actual field survey conducted in November of 2020.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for the centerline of McNaughten Road to be N04°26'45"E.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock
Douglas R. Hock, P.S. 7661

11/30/23
Date: