

**PERMANENT WATERLINE EASEMENT  
SOUTH WELLFIELD EXPANSION RAW WATERLINE (C.I.P. 690359)  
FROM: KAREN L. PETERS  
Revised 11-22-11**

Situate in the State of Ohio, County of Pickaway, Township of Harrison, Section 27, Township 3 North, Range 22 West of the Congress Lands and being a 0.893 acre permanent waterline easement across part of a 10.53 acre tract conveyed to Karen L. Peters by Warranty Deed of record in Deed Book 605, Page 2684 and by Affidavit of Surviving Tenant in Deed Book 605, Page 2686, Recorder's Office, Pickaway County, Ohio, said 0.893 acre permanent waterline easements being more particularly described as follows:

**SOUTHERLY PERMANENT EASEMENT**

Commencing for reference at a point in the centerline of survey (1951) of U.S. Route 23 being the northeasterly corner of the said 10.53 acre tract; thence

**North 84°55'21" West** a distance of **79.03 feet** along the northerly line of the said 10.53 acre tract to a point in the westerly right of way line of said U.S. Route 23 being the southeasterly corner of a 5.106 acre tract conveyed to Allen Hibbert Land Company by General Warranty Deed of record in Official Record 551, Page 1592, Recorder's Office, Pickaway County, Ohio, thence along the westerly right of way line of said U.S. Route 23 the following five (5) courses:

- 1) **South 09°49'10" West** a distance of **7.52 feet** to a point; thence
- 2) **South 02°07'44" West** a distance of **139.85 feet** to a point; thence
- 3) **South 14°11'33" West** a distance of **143.54 feet** to a point; thence
- 4) **South 14°11'33" West** a distance of **62.83 feet** to a point in the existing right of way of U.S. Route 23, thence,
- 5) **South 84°29'51" East** a distance of **12.54 feet** to a point being the **True Point of Beginning** of the herein described permanent water line easement and along the westerly right of way of said U.S. Route 23 and across the said 10.53 acre tract the following six (6) courses, thence
  - 1) **South 84°29'51" East** a distance of **30.00 feet** to a point, thence
  - 2) **South 05°30'09" West** a distance of **504.98 feet** to a point, thence
  - 3) **North 84°29'51" West** a distance of **30.00 feet** to a point, thence
  - 4) **South 05°30'09" West** a distance of **319.50 feet** to a point, thence
  - 5) **South 28°00'00" West** a distance of **130.65 feet** to a point, thence
  - 6) **South 05°30'09" West** a distance of **81.70 feet** to a point in the southerly line of the said 10.53 acre tract and a northerly line of a 193.03 acre tract conveyed to Robert D. Fickardt, et al, by Affidavit of record in Deed Book 325, Page 439, Recorder's Office, Pickaway County, Ohio; thence

**North 86°12'21" West** a distance of **30.01 feet** along the southerly line of the said 10.53 acre tract and the said northerly line of the said 193.03 acre tract to a point; thence crossing through the said 10.53 acre tract the following five (5) courses:

- 1) **North 05°30'09" East** a distance of **88.56 feet** to a point; thence
- 2) **North 28°00'00" East** a distance of **130.66 feet** to a point; thence
- 3) **North 05°30'09" East** a distance of **316.52 feet** to a point; thence

- 4) **North 28°00'00" East** a distance of **78.39 feet** to a point; thence
- 5) **North 05°30'09" East** a distance of **429.56 feet** to the **True Point of Beginning**.  
It is understood the above southerly permanent easement contains 0.743 acres (32,351.45 square feet) more or less.

### NORTHERLY PERMANENT EASEMENT

Commencing for reference at a point in the centerline of survey (1951) of U.S. Route 23 being the northeasterly corner of the said 10.53 acre tract; thence

**North 84°55'21" West** a distance of **79.03 feet** along the northerly line of the said 10.53 acre tract to a point in the westerly right of way line of said U.S. Route 23 being the southeasterly corner of a 5.106 acre tract conveyed to Allen Hibbert Land Company by General Warranty Deed of record in Official Record 551, Page 1592, Recorder's Office, Pickaway County, Ohio, and being the **True Point of Beginning** of the herein described permanent waterline easement; thence along the westerly right of way line of said U.S. Route 23 and across the said 10.53 acre tract the following six (6) courses:

- 1) **South 09°49'10" West** a distance of **7.52 feet** to a point; thence
- 2) **South 02°07'44" West** a distance of **139.85 feet** to a point; thence
- 3) **South 14°11'33" West** a distance of **143.54 feet** to a point; thence
- 4) **North 02°07'44" East** a distance of **282.24 feet** to a point; thence
- 5) **North 09°49'10" East** a distance of **7.05 feet** to a point in the northerly line of the said 10.53 acre tract and the southerly line of the said 5.106 acre tract; thence
- 6) **South 84°55'21" East** a distance of **30.10 feet** along the northerly line of the said 10.53 acre tract and the southerly line of the said 5.106 acre tract to the **True Point of Beginning**.

It is understood the above permanent waterline easement contains 0.150 acres (6,549.98 square feet) more or less.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986 Adjustment) from a GPS survey by DLZ Ohio. Franklin County monuments used - Frank 07, Frank 26, BL31 Frank 17, Frank 17 Azimuth Mark and Frank 107.

This description was prepared from existing deeds, State of Ohio right-of-way plans and a field survey by DLZ Ohio, Inc. Columbus, Ohio, under the supervision of David C. Haigh, Professional Surveyor No. 6750 in October 2010.

The said 10.53 acre tract is identified as parcel number D1200020031500 in the records of the Auditor's Office, Pickaway County, Ohio.

A drawing of the above description is attached hereto and made a part hereof.

DLZ Ohio, Inc.

By: \_\_\_\_\_  
          David C. Haigh, P.S. No. 6750                                    Date