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Ver. Date 1/12/23

PID 104704

**PARCEL 2-SH2
FRA-CR26 (GEORGESVILLE) AT HALL
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS
IN THE NAME AND FOR THE USE OF THE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the City Of Columbus, Franklin County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of VMS Number 13950 (AKA 14506), being part of the "Common Elements" of a 6.078 acre parcel (Part 1) declared as part of the **SECOND AMENDMENT TO THE NEWBRIDGE CONDOMINIUM**, by Instrument Number 200912300187808 as demonstrated in Condo Plat Book 214, Page 49, conveyed as part of the "Common Elements" interest in the Units of Newbridge Condominium these parcels to the **TRB COLUMBUS LLC, A DELAWARE LIMITED LIABILITY COMPANY**, by Instrument Number 201311220194815 and being more particularly described below:

Being a parcel of land lying left of the Centerline of Right of Way of FRA-CR26 (GEORGESVILLE) AT HALL made by Mead & Hunt for the Ohio Department of Transportation as recorded in Plat Book _____, Page _____ in the records of Franklin County, and being located within the following described boundary points in the boundary thereof:

Commencing from a monument box set at the intersection of the Centerline of Construction and Right of Way of Georgesville Road (1971) and the Centerline of Right of Way of Hall Road, said Centerline of Right of Way of Hall Road also being the northerly line of VMS Number 13950 (AKA 14506) and the southerly of VMS Number 12394, said monument being referenced by a found 5/8" iron pin with a Cory Steven Graham cap North 52 Degrees 40 Minutes 08 Seconds West, a distance of 88.35 feet, said monument also being referenced by a found 5/8"

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iron pin with a Cory Steven Graham cap North 34 Degrees 36 Minutes 42 Seconds West, a distance of 74.43 feet, said monument box being at Station 75+62.60 of the Centerline of Construction and Right of Way of Georgesville Road (1971), said monument box also being at Station 243+93.49 of the Centerline of Right of Way of Hall Road;

Thence North 86 Degrees 49 Minutes 21 Seconds West along the Centerline of Right of Way of Hall Road, said line also being said VMS line, said line also being the northerly line of a 0.196 acre Right of Way parcel conveyed to the City of Columbus, Ohio, an Ohio Municipal Corporation, by Instrument Number 201507100093354, a distance of **230.83 feet** to the northwestern corner of said 0.196 acre Right of Way parcel conveyed to the City of Columbus, Ohio, a Municipal Corporation, said corner also being the northeastern corner of the residue of the 43.196 acre parcel conveyed to Georgesville 270 L.L.C. Retail Developments in Official Record Volume 31347, Page D08 and Instrument Number 199709080088615 (rerecorded in Instrument Number 199712110165292), said corner being referenced by a mag nail found 0.32 feet away on a bearing of North 79 Degrees 03 Minutes 10 Seconds East, said corner being at Station 241+62.66 of the Centerline of Right of Way of Hall Road;

Thence South 03 Degrees 17 Minutes 33 Seconds West along the easterly line of the residue of said 43.196 acre parcel conveyed to Georgesville 270 L.L.C. Retail Developments, said line also being the westerly line of said 0.196 acre Right of Way parcel conveyed to the City of Columbus, an Ohio Municipal Corporation a distance of **50.00 feet** to an iron pin set on the northeastern corner of the Grantor, said corner being the northwest corner of 0.553 acre parcel conveyed to Custom Built Homes, Inc., by Instrument Number 199906110149624, said corner being on the existing southerly Right of Way line of Hall Road, said corner being 50.00 feet right of Station 241+62.56 of the Centerline of Right of Way of Hall Road, said point marking the **Principle Point of Beginning** for the parcel described herein;

1. **Thence South 03 Degrees 17 Minutes 34 Seconds West** along the easterly line of the Grantor, said line also being the westerly line of said parcel conveyed to Custom Build Homes, Inc., a distance of **10.00 feet** to an iron pin set 60.00 feet right of Station 241+62.54 of the Centerline of Right of Way of Hall Road;

2. **Thence South 81 Degrees 29 Minutes 40 Seconds West**, a distance of **74.08 feet** to an iron pin set 75.00 feet right of Station 240+90.00 of the Centerline of Right of Way of Hall Road;

3. **Thence North 86 Degrees 49 Minutes 21 Seconds West** parallel to the Centerline of Right of Way of Hall Road, a distance of **55.00 feet** to an iron pin set 75.00 feet right of Station 240+35.00 of the Centerline of Right of Way of Hall Road;

4. **Thence North 80 Degrees 11 Minutes 24 Seconds West**, a distance of **216.45 feet** to an iron

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pin set on the northerly line of the Grantor, said line also being the southerly line of the residue of said 43.196 acre parcel, said pin being 50.00 feet right of Station 238+20.00 of the Centerline of Right of Way of Hall Road;

5. Thence South 86 Degrees 49 Minutes 21 Seconds East along the northerly line of the Grantor, said line also being the southerly line of the residue of said 43.196 acre parcel, a distance of **342.56 feet** to the **Principle Point of Beginning** and enclosing 0.122 acres, more or less of which the present road occupies 0.000 acres, resulting in a net take of 0.122 acres;

The above described area has not been assigned a Franklin County Permanent Parcel Number;

The iron pins set are 3/4 inch diameter x 30 inch long rebar with a 2 inch diameter aluminum cap marked ODOT R/W Mead & Hunt, Inc. 8294. Spikes set are 1/2 inch diameter x 8 inch long steel nail. Monument Boxes Set are 1 inch steel rods with a 3 inch aluminum cap set encased in a monument box assembly. Concrete Monuments Set are 3/4 inch iron pins encased in an 8 inch diameter concrete cylinder with a 3 inch diameter aluminum cap. Both the Monument Box Set and Concrete Monuments Set (Reference Monument) are detailed by ODOT standard construction drawing RM-1.1, dated 1-15-21. These monument boxes and concrete monuments are set by the highway contractor under the direction of a Professional Surveyor.

Bearings are relative to Grid North of the Ohio State Plane, South Zone. The Values were based on control set in January, 2021 using the Ohio VRS projection set: Ohio South NAD 83(2011) Datum. The bearing calculated for Hall Road is South 86 Degrees 49 Minutes 21 Seconds East. Bearings are for the purpose of indicating angular measurement only.

The Stations referred to herein are from the Centerline of Right of Way of Hall Road and the Centerline of Construction and Right of Way of Georgesville Road (1971), as found on Right of Way Plan FRA-CR26 (GEORGESVILLE) AT HALL.

This description was prepared and reviewed under the supervision of Steven J., Scheid, Jr., P.S., 8294 of Mead & Hunt on January 12, 2023, from a survey made in January 2021.

Steven J., Scheid, Jr., P.S.
Professional Surveyor 8294
January 12, 2023