

EASEMENT RELEASE AREA
0.416 ACRE

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 9, Township 5, Range 22, Refugee Lands, being part of that permanent utility easement retained by Instrument Number 201605170061956, being on Lot 7 of "Astor Park Garage and Cahill Drive", of record in Plat Book 132, Page 7, further being part of Lot 3 of "Confluence Village", of record in Plat Book 127, Page 62, conveyed to Confluence Development, LLC by deed of record in 202011130180259, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Nationwide Boulevard with Columbus Crew Way, as dedicated in Plat Book 127, Page 62;

Thence North $07^{\circ} 39' 37''$ West, with the centerline of said Columbus Crew Way, a distance of 519.56 feet to a point;

Thence South $82^{\circ} 20' 23''$ West, across the right-of-way of said Columbus Crew Way, a distance of 30.50 feet to a southeasterly corner of said Lot 7, the northeasterly corner of that portion of Columbus Crew Way dedicated by Plat Book 132, Page 7, the TRUE POINT OF BEGINNING;

Thence South $82^{\circ} 20' 23''$ West, partially with the westerly right-of-way line of said Columbus Crew Way, with the southerly line of said Lot 7 and the northerly line of Lot 6 of said "Astor Park Garage and Cahill Drive", as conveyed to City of Columbus, Ohio by deed of record in Instrument Number 202111120206744, a distance of 121.49 feet to a point;

Thence North $15^{\circ} 12' 46''$ West, across said Lot 7, a distance of 159.00 feet to a point in the southerly right-of-way line of Nordecke Drive (fna Jaeger Bend Drive), as dedicated in Plat Book 127, Page 62;

Thence North $56^{\circ} 40' 22''$ East, with said southerly right-of-way line, the northerly line of said Lot 7, a distance of 63.21 feet to a point of curvature, being the northwesterly corner of that tract conveyed as Parcel 3-WD3 to City of Columbus, Ohio by deed of record in Instrument Number 202110070181638;

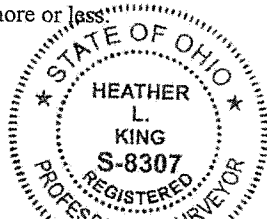
Thence with the line common to said Lot 7 and said Parcel 3-WD3, the following courses and distances:

with the arc of a curve to the left, having a central angle of $25^{\circ} 45' 48''$, a radius of 119.50 feet, an arc length of 53.73 feet, a chord bearing of South $20^{\circ} 32' 31''$ East and chord distance of 53.28 feet to a point of tangency;

South $33^{\circ} 25' 25''$ East, a distance of 138.50 feet to a point of curvature; and

with the arc of a curve to the left, having a central angle of $89^{\circ} 54' 13''$, a radius of 10.00 feet, an arc length of 15.69 feet, a chord bearing of South $78^{\circ} 22' 31''$ East and chord distance of 14.13 feet to a point in the westerly right-of-way line of said Columbus Crew Way;

Thence South $07^{\circ} 39' 37''$ East, with said westerly right-of-way line, the easterly line of said Lot 7, a distance of 3.66 feet to the TRUE POINT OF BEGINNING, containing 0.416 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

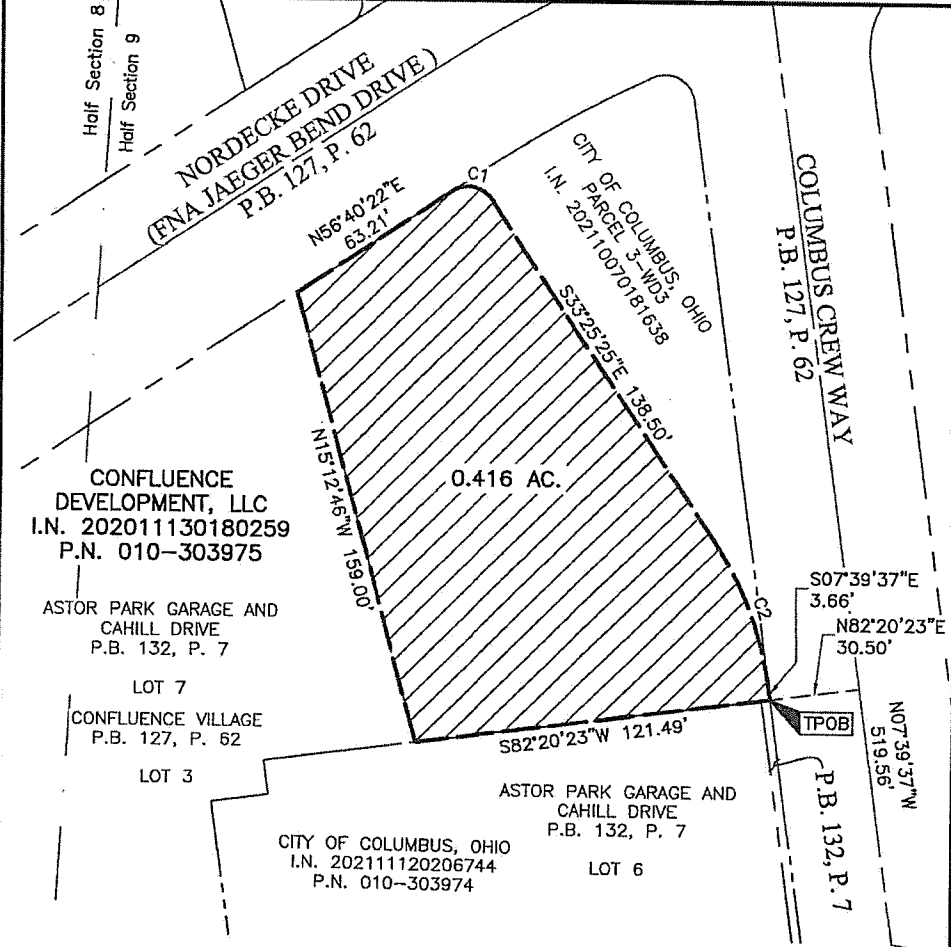
Heather L. King 9/20/22
Heather L. King
Professional Surveyor No. 8307



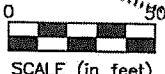
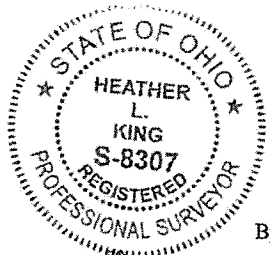
Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers - Surveyors - Planners - Scientists
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 Phone: 614.775.4500 Toll Free: 888.775.3648
 emht.com

EASEMENT RELEASE AREA
 HALF SECTION 9, TOWNSHIP 5, RANGE 22
 REFUGEE LANDS
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: September 19, 2022 Scale: 1" = 50' Job No: 2020-0597 Sheet No: 1 of 1



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	89°54'13"	10.00'	15.69'	S78°22'31"E	14.13'
C2	25°45'48"	119.50'	53.73'	S20°32'31"E	53.28'



SCALE (in feet)

By Heather L. King 9/19/22
 Heather L. King
 Professional Surveyor No. 8307
 hking@emht.com
 Date

J:\20200897A\DWG\CASHIETS\EASEMENTS\20200597-18-ESM-VAET-02.DWG plotted by KING, HEATHER on 9/19/2022 10:17:25 PM last saved by KING on 9/19/2022 10:09:20 PM

EASEMENT RELEASE AREA
0.272 ACRE

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Half Section 9, Township 5, Range 22, Refuge Lands, being part of that permanent utility easement retained by Instrument Number 201605170061956, being on Lot 8 of "Astor Park Garage and Cahill Drive", of record in Plat Book 132, Page 7, further being part of Lot 3 of "Confluence Village", of record in Plat Book 127, Page 62, conveyed to Confluence Development, LLC by deed of record in 202011130180259, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Nationwide Boulevard with Columbus Crew Way, as dedicated in Plat Book 127, Page 62;

Thence North $07^{\circ} 39' 37''$ West, with the centerline of said Columbus Crew Way, a distance of 50.62 feet to a point;

Thence South $82^{\circ} 20' 23''$ West, across the right-of-way of said Columbus Crew Way, a distance of 30.50 feet to the southeasterly corner of said Lot 8, the northeasterly corner of that tract conveyed as Parcel 3-WD1 to City of Columbus, Ohio by deed of record in Instrument Number 202110070181638, the TRUE POINT OF BEGINNING

Thence South $15^{\circ} 46' 32''$ West, with the line common to said Lot 8 and said Parcel 3-WD1, a distance of 15.91 feet to a point;

Thence South $82^{\circ} 21' 25''$ West, with said common line, a distance of 51.05 feet to a point;

Thence North $15^{\circ} 12' 46''$ West, across said Lot 8, a distance of 173.94 feet to a point in the southerly right-of-way line of Cahill Drive, as dedicated in Plat Book 132, Page 7;

Thence North $82^{\circ} 12' 32''$ East, with said southerly right-of-way line, the northerly line of said Lot 8, a distance of 80.24 feet to a point in the westerly right-of-way line of said Columbus Crew Drive;

Thence South $07^{\circ} 39' 35''$ East, with said westerly right-of-way line, the easterly line of said Lot 8, a distance of 158.03 feet to the TRUE POINT OF BEGINNING, containing 0.272 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

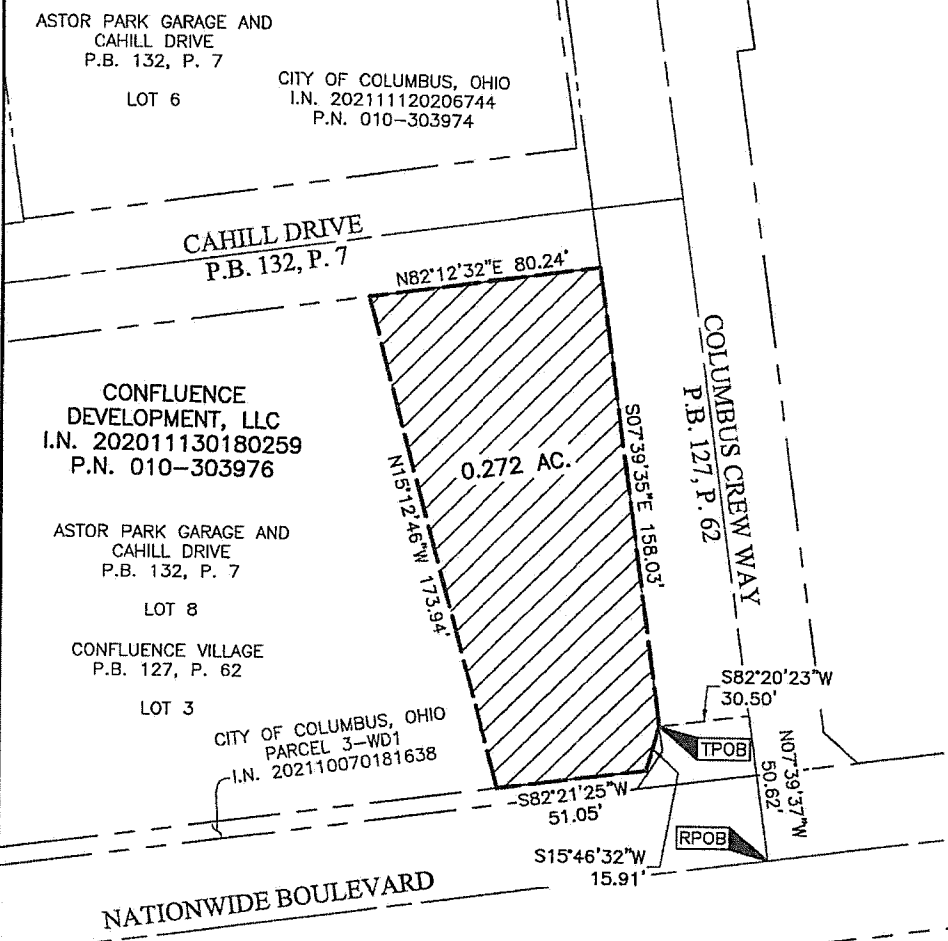
Heather L. King 9/20/22
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Professional Surveyor No. 8307



Evans, Mechwart, Hambleton & Titton, Inc.
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EASEMENT RELEASE AREA
 HALF SECTION 9, TOWNSHIP 5, RANGE 22
 REFUGEE LANDS
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: September 19, 2022 Scale: 1" = 50' Job No: 2020-0597 Sheet No: 1 of 1



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By *Heather L. King* Date *9/20/22*
 Heather L. King
 Professional Surveyor No. 8307
 hking@emht.com

**UTILITY EASEMENT
0.084 ACRE**

Situate in the State of Ohio, County of Franklin, City of Columbus, lying in Half Sections 8 and 9, Township 5, Range 22, Refugee Lands, being part of that permanent utility easement retained by Instrument Number 201605170061956, being on Lot 4 of "Confluence Village", of record in Plat Book 127, Page 62, conveyed to Confluence Development, LLC by deed of record in 202011130180259, and that 0.249 acre tract conveyed to Confluence Development, LLC by deed of record in Instrument Number 202101040000476, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at the southwesterly corner of said Lot 4, being the intersection of the northerly right-of-way line of Nordecke Drive (fna Jaeger Bend Drive) with the westerly right-of-way line of Neiland Drive (fna Edge of River Avenue), as dedicated in Plat Book 127, Page 62;

Thence North $56^{\circ} 40' 22''$ East, with said northerly right-of-way line, the southerly line of said Lot 4, a distance of 377.28 feet to the TRUE POINT OF BEGINNING;

Thence North $15^{\circ} 12' 50''$ West, across said Lot 4 and said 0.24 acre tract, a distance of 249.26 feet to a point in a southerly line of Lot 5 of said "Confluence Village";

Thence South $86^{\circ} 33' 03''$ East, with a northerly line of said 0.249 acre tract and said Lot 4, a southerly line of said Lot 5, a distance of 15.83 feet to a point;

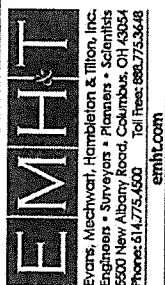
Thence South $15^{\circ} 12' 50''$ East, across said Lot 4, a distance of 239.29 feet to a point in said northerly right-of-way line;

Thence South $56^{\circ} 40' 22''$ West, with said northerly right-of-way line, the southerly line of said Lot 4, a distance of 15.78 feet to the TRUE POINT OF BEGINNING, containing 0.084 acre, more or less.



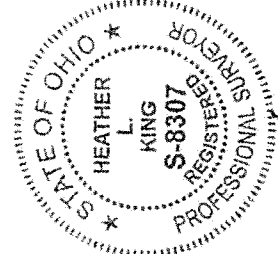
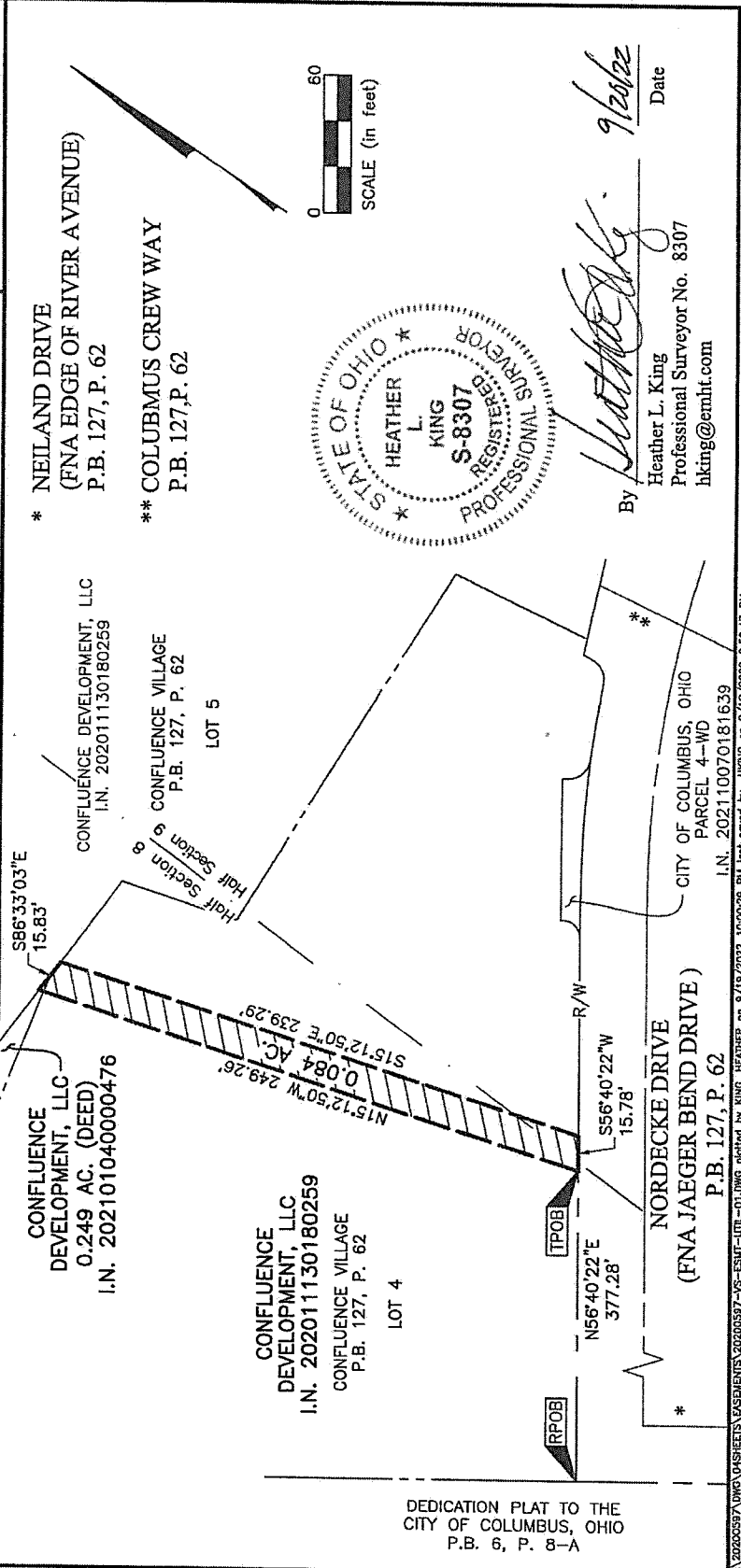
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King 9/20/22
Heather L. King
Professional Surveyor No. 8307



UTILITY EASEMENT
HALF SECTIONS 8 & 9, TOWNSHIP 5, RANGE 22
REFUGEE LANDS
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: September 19, 2022
 Scale: 1" = 60'
 Job No: 2020-0597
 Sheet No: 1 of 1



By: *Heather L. King*
 Heather L. King
 Professional Surveyor No. 8307
 hking@emht.com
 Date: 9/19/22

DEDICATION PLAT TO THE
 CITY OF COLUMBUS, OHIO
 P.B. 6, P. 8-A

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