

PARCEL 15-P
SIDEWALK EASEMENT
DIERKER ROAD SIDEWALK IMPROVEMENTS
IN THE NAME AND FOR THE USE OF THE CITY OF COLUMBUS

Situated in the State of Ohio, County of Franklin, City of Columbus located in Quarter Township 1, Township 1, Range 19 (USML), being a part of Lot 1 of Plat of Partition of the Joseph Henderson's Heirs, PB 4, Page 383, and being a part of a 0.986 acre tract of land conveyed to 2121 Bethel Road Investors, LLC by deed of record in I.N. 200701090005350 of the Recorders office, Franklin County, Ohio and being more particularly described as follows:

Commencing at an existing centerline monument at intersection of Bethel Road and Dierker Road, said point being at station 35+95.00;

Thence S 2°55'27" W along the centerline of Dierker Road a distance of 268.69 feet to a point, said point being located at station 33+26.31;

Thence S 87°04'33" E a distance of 30.00 feet to an iron pin set in the easterly right-of way line of Dierker Road, and being northwest corner of a part of a 6.069 (calculated) acre tract of The Cunard Village Condominium as declared in OR 53 F01 as represented in Condo PB 7, Page 77, and being in the grantor's southwest corner, said iron pin being 30.00 feet right of station 33+26.31, said iron pin being also the **TRUE POINT OF BEGINNING**;

Thence N 02°55'27" E along said easterly right-of way line of Dierker Road and the grantor's west line a distance of 208.72 feet to an iron pin set at the intersection with the southerly right-of-way line of Bethel Road, said iron pin being the grantor's northwest corner, and being 30.00 feet right of station 35+35.03;

Thence S 87°03'33" E along the grantor's line and said southerly right-of-way line of Bethel Road a distance of 19.79 feet to an iron pin set, said iron pin being 49.79 feet right of station 35+35.02;

Thence crossing said grantor's 0.976 acre tract S 47°46'25" W a distance of 20.97 feet to an iron pin set, said iron pin being 35.00 feet right of station 35+20.15;

Thence continuing across said grantor's 0.976 acre tract S 02°55'27" W a distance of 193.85 feet to an iron pin set in the grantor's south line, and north line of said The Cunard Village Condominium Association tract, said iron pin being 35.00 feet right of station 33+26.31;

Thence N 87°03'43" W along the grantor's south line, and north line of said The Cunard Village Condominium Association tract a distance of 5.00 feet to the **TRUE POINT OF BEGINNING**.

The above described area is contained with the Franklin County Auditor's Parcel Number 010-122592, with a present road of 0.000 acres occupied, for a net take of 0.026 acres, more or less.

This description and survey was prepared and reviewed on February 6, 2015, by Joseph S. Bolzenius.

All iron pins set are 5/8" rebar (30" long) with a yellow plastic cap stamped "R/W PATRICK INC" and are to be placed at the completion of construction by the City of Columbus Survey Department.

The centerline and stationing described in this document refers to the centerline of construction on file with the City of Columbus roadway plan "Dierker Road Sidewalk Improvements (3112 Dr. E)".

The basis of bearings in this description area based on the State Plane Coordinate System, Ohio South Zone, NAD83 (NSRS 2011), which were determined by GPS observations conducted by the Patrick Engineering survey staff. The Columbus, Mount Vernon and McConnelville CORS stations were used, which establishes a bearing along the centerline of Dierker Road to be N 2°55'27"E between Henderson Road and Bethel Road.



Joseph S. Bolzenius, PE, PS
Reg. Surveyor No. 7526

Date