

Columbus Engineering Consultants, Inc.

Consulting Engineers and Surveyors
Subsurface Utility Engineering Specialists

870 Michigan Avenue Columbus, Ohio 43215 Vox (614) 221-4500 Fax (614) 221-0466

0.208 ACRE TRACT

(Grantor: Gary Minshall, Successor Trustee)

Situated in the State of Ohio, County of Franklin, Hamilton Township, located in Quarter Section 15, Township 4, Range 22, Mathew Survey, Congress Lands, being part of lots 17 & 18 of the Allen E. Mcdowell's Lockbourne & William's Subdivision of record in Plat Book 17, Page 294, and being 0.0035 acre out of the tract conveyed to Gary Minshall, Successor Trustee in Instrument Number 201312190207422 (further shown upon the attached exhibit), and being described as follows:

Beginning at a monument box found (FCGS 8818) at the intersection of the centerline of East Williams Road and the centerline of Lockbourne Road, being the northeasterly corner of Section 15;

Thence South 03° 49' 01" West, along the said centerline of Lockbourne Road, the easterly line of said Section 15, a distance of 210.00 feet to a nail set at the northeasterly corner of the Eva J. (Jane) Johnson tract conveyed in Deed Book 3644, Page 706 and instrument 200109200217071;

Thence North 86° 18' 59" West, leaving the said centerline of Lockbourne Road along the northerly line of said Eva J. (Jane) Johnson tract, a distance of 30.00 feet to a pin set in the westerly right-of-way line of said Lockbourne Road;

Thence North 03° 49' 01" East, along the said westerly right-of-way line of Lockbourne Road, and through the said Gary Minshall, Successor Trustee tract, a distance of 172.17 feet to a pin set;

Thence North 39° 55' 00" West, leaving the said right-of way line of Lockbourne Road, and continuing through the said Gary Minshall, Successor tract, a distance of 24.62 feet to a pin set in the southerly right-of-way line of said Williams Road;

Thence North 86° 18' 59" West, along the said southerly right-of-way line of Williams Road, a distance of 112.98 feet to a pin set, in the easterly line of the Eva J. (Jane) Johnson tract conveyed in Official Record 1957, Page D03 and instrument 200109200217072;

Thence North 03° 49' 01" East, leaving the said southerly right-of-way line of Williams Road along the said easterly line of the Eva J. (Jane) Johnson tract, a distance of 20.00 feet to a nail set at the centerline of Williams Road and the southerly line of Section 10 at the northeasterly corner of said Eva J. (Jane) Johnson tract;

Thence South 86° 18' 59" East, along the said centerline of Williams Road, the southerly line of Section 10, distance of 160.00 feet to the **Point of Beginning**.

Containing 0.208 acre consisting of 0.204 acre in the present road occupation within Franklin County Auditor's Parcel No. 150-000229.

All pins set are 3/4 inch reinforced bar, 30 inches long, with a yellow plastic cap stamped "CEC INC."

Subject to all other existing and valid easements, restrictions and conditions, if any.

Bearings are established to the Ohio State Plane Coordinate System – South Zone (NAD83) using GPS observations performed in November 2015 with a bearing of South 86° 11' 15" East along the centerline of Williams Road, and all other bearings calculated from this meridian.

Columbus Engineering Consultants, Inc.



Daniel J. Hornyak
Registered Professional Surveyor No. 7963

04/08/16

Date



N-144-M

Split

0.208 acre

0.44

(150)

229



Columbus Engineering Consultants, Inc.

Consulting Engineers and Surveyors
Subsurface Utility Engineering Specialists

870 Michigan Avenue Columbus, Ohio 43215 Vox (614) 221-4500 Fax (614) 221-0466

UTILITY & SIDEWALK EASEMENT (Grantor: Gary Minshall, Successor Trustee)

Situated in the State of Ohio, County of Franklin, Hamilton Township, located in Quarter Section 15, Township 4, Range 22, Mathew Survey, Congress Lands, being part of lots 17 & 18 of the Allen E. Mcdowell's Lockbourne & William's Subdivision of record in Plat Book 17, Page 294, and being 0.0027 acre out of the tract conveyed to Gary Minshall, Successor Trustee in Instrument Number 201312190207422 (further shown upon the attached exhibit), and being described as follows:

Commencing at a monument box found (FCGS 8818) at the intersection of the centerline of Williams Road and the centerline of Lockbourne Road, being the northeasterly corner of section 15;

Thence North $86^{\circ} 18' 59''$ West, along the centerline of Williams Road, the northerly line of Section 15, a distance of 47.02 feet to a point in the southerly line of the Loretta M. Mcquirt tract conveyed in instrument 201511060158154;

Thence South $03^{\circ} 49' 01''$ West, leaving the said centerline of Williams Road, and through the said Gary Minshall, Successor Trustee tract, a distance of 20.00 feet to a point in the southerly right-of-way line of Williams Road, being the **Point of Beginning** for the herein described easement;

Thence, leaving the aforesaid right-of-way line and continuing through the said Gary Minshall, Successor Trustee tract, the following four (4) courses;

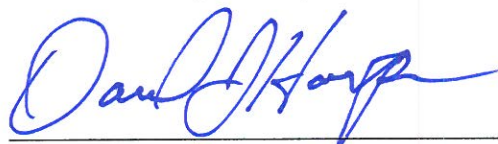
- 1) South $39^{\circ} 55' 18''$ East, a distance of 13.92 feet to a point;
- 2) South $50^{\circ} 04' 42''$ West, a distance of 9.33 feet to a point;
- 3) North $33^{\circ} 37' 35''$ West, a distance of 14.00 feet to a point;
- 4) Thence North $50^{\circ} 04' 42''$ East, to a point in the southerly right-of-way line of Williams Road, distance of 7.79 feet to the **Point of Beginning**.

Containing 0.0027 acre (119 square feet) within Franklin County Auditor's Parcel No. 150-000229.

Subject to all other existing and valid easements, restrictions and conditions, if any.

Bearings are established to the Ohio State Plane Coordinate System – South Zone (NAD83) using GPS observations performed in November 2015 with a bearing of South $86^{\circ} 11' 15''$ East along the centerline of Williams Road, and all other bearings calculated from this meridian.

Columbus Engineering Consultants, Inc.



Daniel J. Hornyak
Registered Professional Surveyor No. 7963

Date

04/08/16

PRELIMINARY
APPROVAL

FRANKLIN COUNTY
ENGINEERING DEPT.

DATE: 11 Apr 16 BY: MS



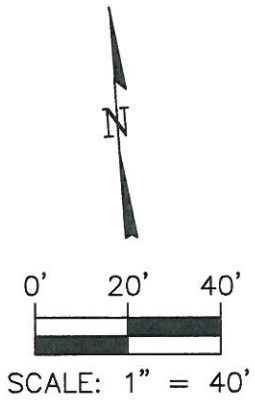
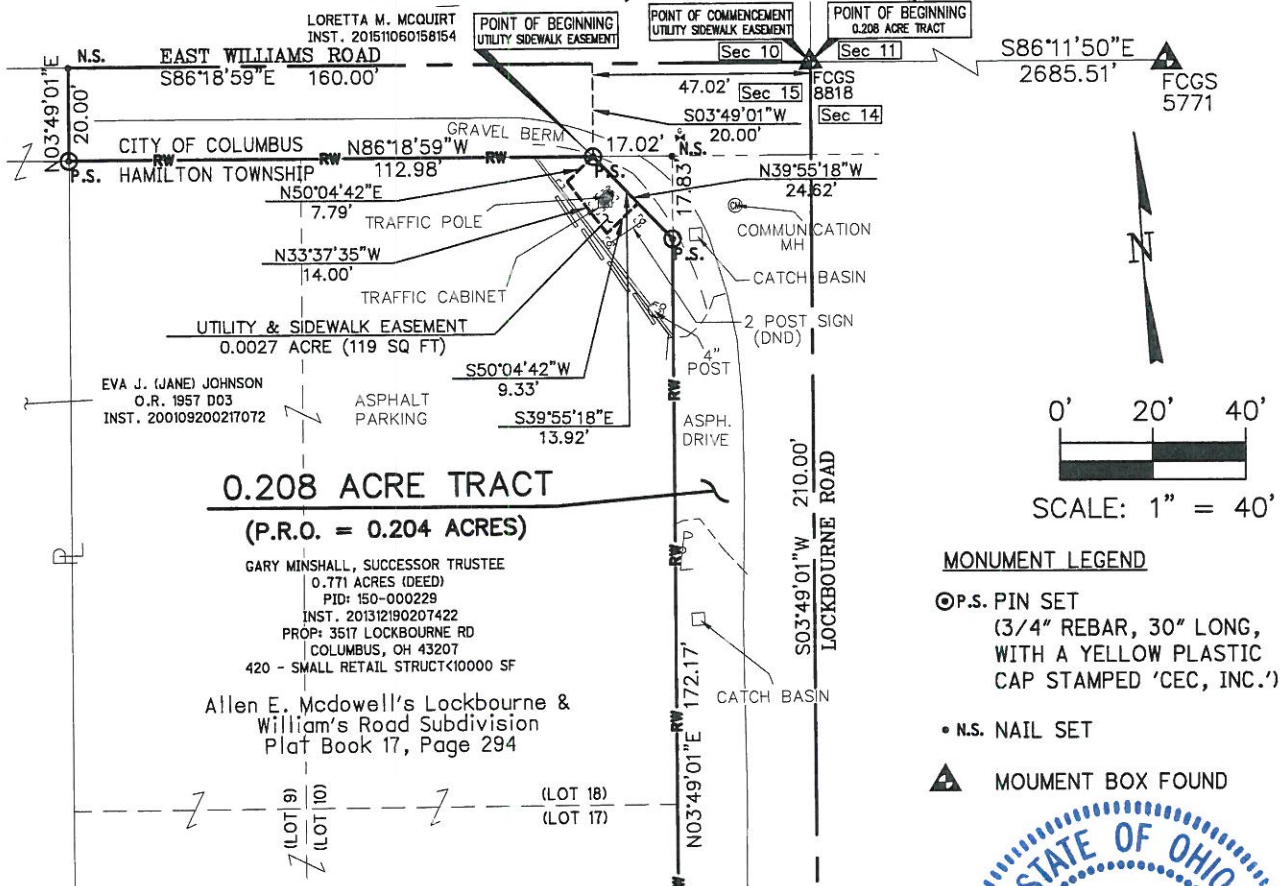
COLUMBUS ENGINEERING CONSULTANTS, INC.

CONSULTING ENGINEERS AND SURVEYORS

870 MICHIGAN AVENUE, COLUMBUS, OHIO 43215
 PHONE: (614) 221-4500 FAX: (614) 221-0466

0.208 ACRE TRACT UTILITY & SIDEWALK EASEMENT

LOCATED IN QUARTER SECTION 15, TOWNSHIP 4, RANGE 22, MATHEWS SURVEY, CONGRESS LANDS, BEING PART OF LOTS 17 & 18 OF THE ALLEN E. MCDOWELL'S LOCKBOURNE & WILLIAM'S SUBDIVISION OF RECORD IN PLAT BOOK 17, PAGE 294, AND BEING OUT OF THE TRACT CONVEYED TO GARY MINSHALL, SUCCESSOR TRUSTEE IN INSTRUMENT 201312190207422, HAMILTON TOWNSHIP, FRANKLIN COUNTY, OHIO.



- MONUMENT LEGEND**
- ⊙ P.S. PIN SET
(3/4" REBAR, 30" LONG, WITH A YELLOW PLASTIC CAP STAMPED 'CEC, INC.')
 - N.S. NAIL SET
 - ▲ MOUMENT BOX FOUND



ALL REFERENCES HEREON BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

We hereby certify that this plat is prepared from an actual field survey made in November of 2015, and to the best of our knowledge is correct.

COLUMBUS ENGINEERING CONSULTANTS, INC.

Daniel J. Hornyak 04/08/16

DANIEL J. HORNYAK
 Registered Professional Surveyor No. 7963

Date

BASIS OF BEARINGS

BEARINGS ARE ESTABLISHED TO THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83) USING GPS OBSERVATIONS PERFORMED IN NOVEMBER 2015 WITH A BEARING OF S86°11'50"E ALONG THE CENTERLINE OF EAST WILLIAMS ROAD, AND ALL OTHER BEARINGS CALCULATED FROM THIS MERIDIAN.