

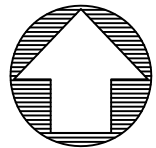
ENGINEERS • SURVEYORS

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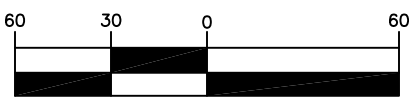
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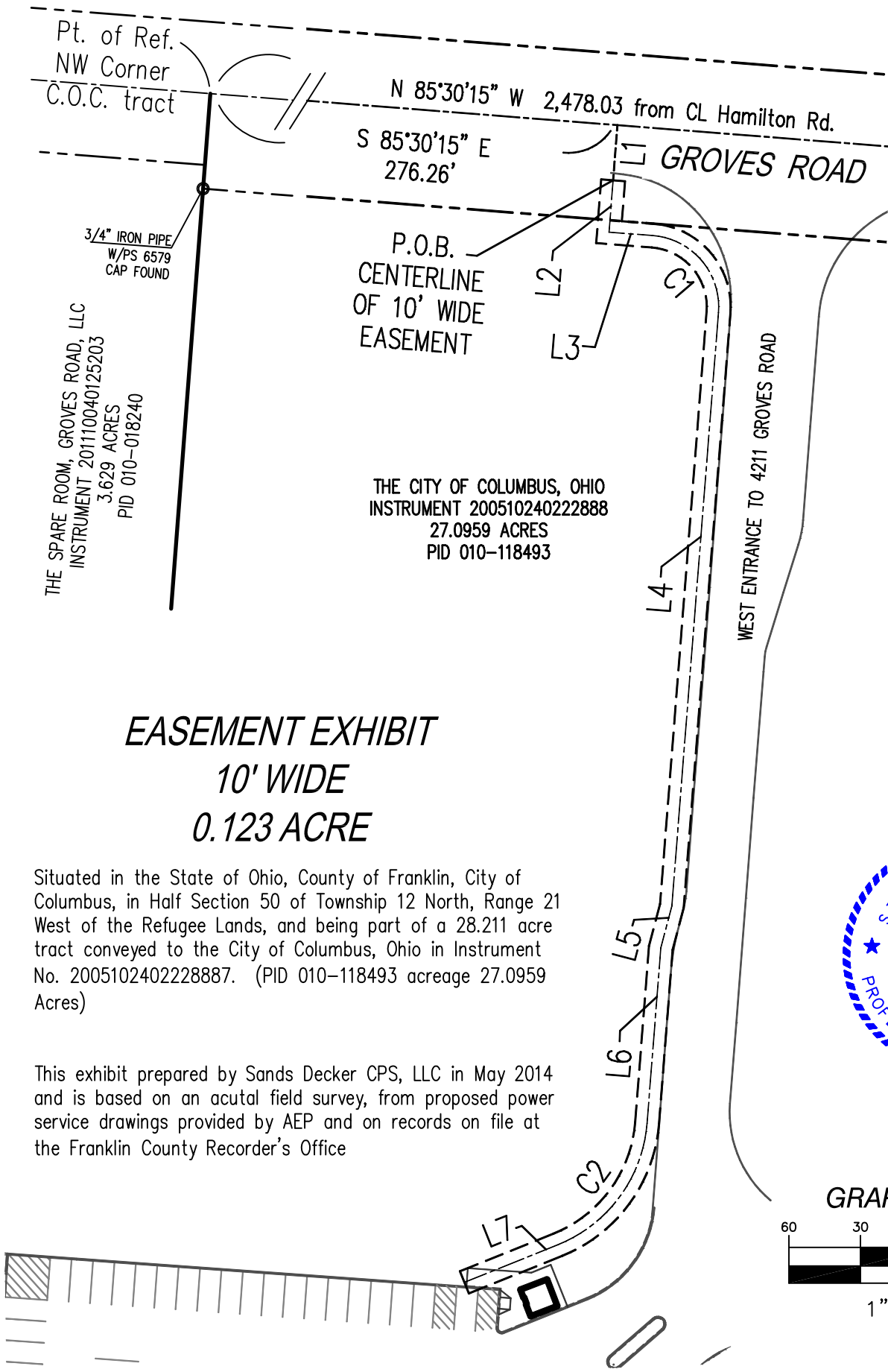
NORTH



GRAPHIC SCALE



1" = 60'



Pt. of Ref.
NW Corner
C.O.C. tract

N 85°30'15" W 2,478.03 from CL Hamilton Rd.

S 85°30'15" E
276.26'

GROVES ROAD

P.O.B.
CENTERLINE
OF 10' WIDE
EASEMENT

3/4" IRON PIPE
W/PS 6579
CAP FOUND

THE SPARE ROOM, GROVES ROAD, LLC
INSTRUMENT 201110040125203
3.629 ACRES
PID 010-018240

THE CITY OF COLUMBUS, OHIO
INSTRUMENT 20051024022888
27.0959 ACRES
PID 010-118493

WEST ENTRANCE TO 4211 GROVES ROAD

EASEMENT EXHIBIT
10' WIDE
0.123 ACRE

Situated in the State of Ohio, County of Franklin, City of Columbus, in Half Section 50 of Township 12 North, Range 21 West of the Refugee Lands, and being part of a 28.211 acre tract conveyed to the City of Columbus, Ohio in Instrument No. 200510240228887. (PID 010-118493 acreage 27.0959 Acres)

This exhibit prepared by Sands Decker CPS, LLC in May 2014 and is based on an actual field survey, from proposed power service drawings provided by AEP and on records on file at the Franklin County Recorder's Office

CENTERLINE OF EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	30.00'	90°00'00"	S 40°30'15" E	42.43'	47.12'
C2	60.00'	63°36'25"	S 36°17'58" W	63.24'	66.61'

CENTERLINE OF EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 04°29'45" W	23.19'
L2	S 04°29'45" W	21.81'
L3	S 85°30'15" E	18.41'
L4	S 04°29'45" W	249.63'
L5	S 14°43'02" W	18.17'
L6	S 04°29'45" W	73.74'
L7	S 68°06'10" W	42.22'

BEARINGS ARE BASED ON THE CENTERLINE OF GROVES ROAD AS SOUTH 85°30'15" EAST AS REFERENCED ON CITY OF COLUMBUS, OHIO, DEPARTMENT OF PUBLIC SERVICE, TRANSPORTATION DIVISION PLANS FOR GROVES ROAD WIDENING (2450 DRAWER E).

Anthony R. Sheck
ANTHONY R. SHECK PS #6954

05-06-14
DATE