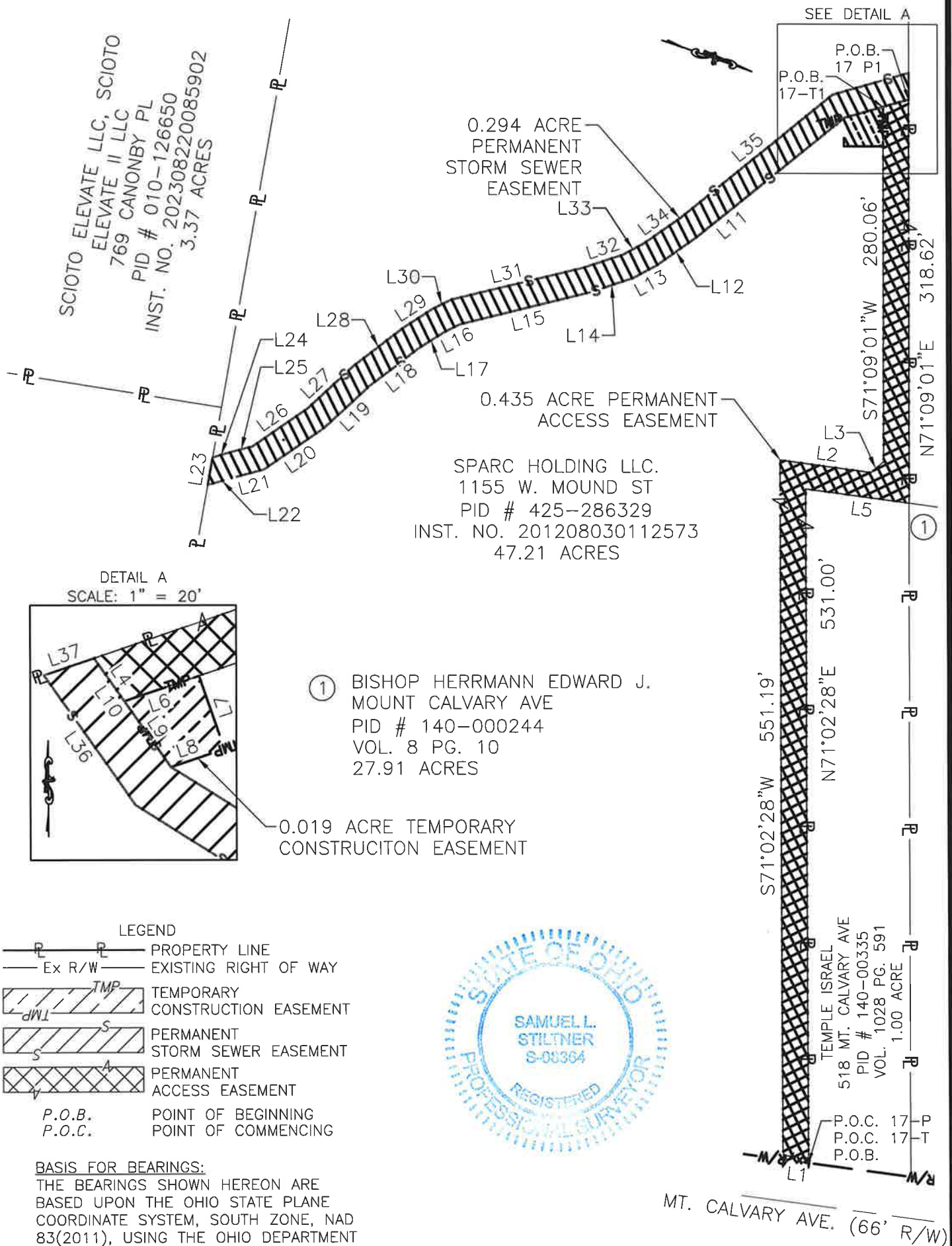




6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

FRANKLINTON MAIN
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY, CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 422
0.294 ACRE PERM. STORM SEWER ESMT.
0.019 ACRE TEMP. CONST. ESMT.
0.435 ACRE PERM. ACCESS ESMT.





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0.294 ACRE PERM. STORM SEWER ESMT.
0.019 ACRE TEMP. CONST. ESMT.
0.435 ACRE PERM. ACCESS ESMT.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S10°59'58"E	20.19'
L2	N11°00'33"W	72.10'
L3	N59°56'38"W	12.95'
L4	N34°55'26"W	20.81'
L5	S11°00'33"E	81.90'
L6	N71°09'01"E	31.00'
L7	S18°52'43"E	30.66'
L8	S71°09'42"W	22.18'
L9	N34°55'26"W	31.90'
L10	S34°55'26"E	52.72'
L11	S58°05'23"E	151.22'
L12	S54°21'48"E	37.20'
L13	S47°17'11"E	21.65'
L14	S37°16'26"E	34.73'

LINE TABLE		
LINE #	BEARING	LENGTH
L15	S32°30'40"E	106.23'
L16	S44°50'25"E	13.59'
L17	S51°02'40"E	24.74'
L18	S56°00'22"E	47.72'
L19	S61°28'49"E	49.45'
L20	S53°55'46"E	57.54'
L21	S34°08'03"E	22.02'
L22	S34°52'16"E	23.75'
L23	S81°13'17"W	22.27'
L24	N34°52'16"W	14.08'
L25	N34°08'03"W	18.66'
L26	N53°55'46"W	52.73'
L27	N61°28'49"W	49.09'
L28	N56°00'22"W	49.54'

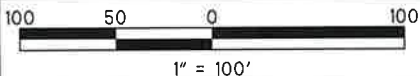
LINE TABLE		
LINE #	BEARING	LENGTH
L29	N51°02'40"W	26.69'
L30	N44°50'25"W	16.84'
L31	N32°30'40"W	107.56'
L32	N37°16'26"W	32.15'
L33	N47°17'11"W	18.66'
L34	N54°21'48"W	35.31'
L35	N58°05'23"W	154.67'
L36	N34°55'26"W	62.58'
L37	N71°09'01"E	20.81'

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- TEMPORARY
CONSTRUCTION EASEMENT
- PERMANENT
STORM SEWER EASEMENT
- PERMANENT
ACCESS EASEMENT
- P.O.B.
- P.O.C.

BASIS FOR BEARINGS:
THE BEARINGS SHOWN HEREON ARE
BASED UPON THE OHIO STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, NAD
83(2011), USING THE OHIO DEPARTMENT
OF TRANSPORTATION'S VIRTUAL
REFERENCE SYSTEM.

THIS EASEMENT EXHIBIT IS BASED ON A
FIELD SURVEY PERFORMED BY DLZ OHIO,
INC. IN DECEMBER, 2023 UNDER THE DIRECT
SUPERVISION OF SAMUEL L. STILTNER, OHIO
PROFESSIONAL SURVEYOR NO. 8364.



SAMUEL L. STILTNER, OHIO PROFESSIONAL SURVEYOR 8364

DATE: 01/13/2025

DRAWN BY:
LB
REVIEWED BY:
SLS

Description of a 0.294 Acre Permanent Storm Sewer Easement
Parcel 17-P

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, and being a variable width Permanent Storm Sewer Easement lying on, over and across that 47.21 acre tract, as conveyed to Sparc Holding LLC, by deed of record in Instrument Number 201208030112573 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at the northeasterly corner of said 47.21 acre tract, the southeasterly corner of a 1.00 acre tract, as conveyed to Temple Israel, by deed of record in Volume 1028, page 591, and on the westerly right-of-way line of Mount Calvary Avenue (66 Feet Wide);

Thence South 71° 02' 28" West a distance of 531.00 feet, along the line common to said 47.21 acre tract and said 1.00 acre tract, to the northeasterly corner of said 47.21 acre tract and the southwesterly corner of said 1.00 acre tract;

Thence North 11° 00' 33" West a distance of 81.90 feet, along the line common to said 47.21 acre tract and said 1.00 acre tract, to a point on the northeasterly corner of said 47.21 acre tract and on the southerly line of a 27.91 acre tract, as conveyed to Bishop Edward J. Herrmann, by deed of record in Volume 8, page 10;

Thence South 71° 09' 01" West a distance of 318.62 feet, along the line common to said 47.21 acre tract and said 27.91 acre tract, to the **TRUE POINT OF BEGINNING** for the permanent storm sewer easement herein described:

Thence across and through said 47.21 acre tract, the following thirteen (13) courses:

South 34° 55' 26" East a distance of 52.72 feet, to a point;

South 58° 05' 23" East a distance of 151.22 feet, to a point;

South 54° 21' 48" East a distance of 37.20 feet, to a point;

South 47° 17' 11" East a distance of 21.65 feet, to a point;

South 37° 16' 26" East a distance of 34.73 feet, to a point;

South 32° 30' 40" East a distance of 106.23 feet, to a point;

South 44° 50' 25" East a distance of 13.59 feet, to a point;

South 51° 02' 40" East a distance of 24.74 feet, to a point;

South 56° 00' 22" East a distance of 47.72 feet, to a point;

South 61° 28' 49" East a distance of 49.45 feet, to a point;

South 53° 55' 46" East a distance of 57.54 feet, to a point;

South 34° 08' 03" East a distance of 22.02 feet, to a point;

South 34° 52' 16" East a distance of 23.75 feet, to a point on the line common to the southerly line of said 47.21 acre tract and the northerly line of a 3.37 acre tract, as conveyed to Scioto Elevate LLC, Scioto Elevate II LLC, by deed of record in Instrument Number 202308220085902;

Thence South 81° 13' 17" West a distance of 22.27 feet, coincident with the line common to said 47.21 acre tract and said 3.37 acre tract, to a point;

Thence across and through said 47.21 acre tract, the following thirteen (13) courses:

North 34° 52' 16" West a distance of 14.08 feet, to a point;

North 34° 08' 03" West a distance of 18.66 feet, to a point;

North 53° 55' 46" West a distance of 52.73 feet, to a point;

North 61° 28' 49" West a distance of 49.09 feet, to a point;

North 56° 00' 22" West a distance of 49.54 feet, to a point;

North 51° 02' 40" West a distance of 26.69 feet, to a point;

North 44° 50' 25" West a distance of 16.84 feet, to a point;

North 32° 30' 40" West a distance of 107.56 feet, to a point;

North 37° 16' 26" West a distance of 32.15 feet, to a point;

North 47° 17' 11" West a distance of 18.66 feet, to a point;

North 54° 21' 48" West a distance of 35.31 feet, to a point;

North 58° 05' 23" West a distance of 154.67 feet, to a point;

North 34° 55' 26" West a distance of 62.58 feet, to a point on the line common to the northerly line of said 47.21 acre tract and the southerly line of said 27.91 acre tract;

Thence North 71° 09' 01" East a distance of 20.81 feet, to the **TRUE POINT OF BEGINNING**, containing 0.294 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), using the Ohio Department of Transportation's Virtual Reference System.

DLZ Ohio



Samuel L. Stiltner
Professional Surveyor No. 8364


Date



Mapcheck 1: 17P1

Closure Summary

Precision, 1 part in: 196910.812'
Error distance: 0.007'
Error direction: N80° 38' 27.82"W
Area: 12811.64 Sq. Ft.
Square area: 12811.643
Perimeter: 1324.200'

Point of Beginning

Side 1: Line

Direction: S34° 55' 26.00"E
Distance: 52.720'

Side 2: Line

Direction: S58° 05' 23.00"E
Distance: 151.220'

Side 3: Line

Direction: S54° 21' 48.00"E
Distance: 37.200'

Side 4: Line

Direction: S47° 17' 11.00"E
Distance: 21.650'

Side 5: Line

Direction: S37° 16' 26.00"E
Distance: 34.730'

Side 6: Line

Direction: S32° 30' 40.00"E
Distance: 106.230'

Side 7: Line

Direction: S44° 50' 25.00"E
Distance: 13.590'

Side 8: Line

Direction: S51° 02' 40.00"E
Distance: 24.740'

Side 9: Line

Direction: S56° 00' 22.00"E
Distance: 47.720'

Side 10: Line

Direction: S61° 28' 49.00"E
Distance: 49.450'

Side 11: Line

Direction: S53° 55' 46.00"E
Distance: 57.540'

Side 12: Line

Direction: S34° 08' 03.00"E



Distance:	22.020'
Side 13: Line	
Direction:	S34° 52' 16.00"E
Distance:	23.750'
Side 14: Line	
Direction:	S81° 13' 17.00"W
Distance:	22.270'
Side 15: Line	
Direction:	N34° 52' 16.00"W
Distance:	14.080'
Side 16: Line	
Direction:	N34° 08' 03.00"W
Distance:	18.660'
Side 17: Line	
Direction:	N53° 55' 46.00"W
Distance:	52.730'
Side 18: Line	
Direction:	N61° 28' 49.00"W
Distance:	49.090'
Side 19: Line	
Direction:	N56° 00' 22.00"W
Distance:	49.540'
Side 20: Line	
Direction:	N51° 02' 40.00"W
Distance:	26.690'
Side 21: Line	
Direction:	N44° 50' 25.00"W
Distance:	16.840'
Side 22: Line	
Direction:	N32° 30' 40.00"W
Distance:	107.560'
Side 23: Line	
Direction:	N37° 16' 26.00"W
Distance:	32.150'
Side 24: Line	
Direction:	N47° 17' 11.00"W
Distance:	18.660'
Side 25: Line	
Direction:	N54° 21' 48.00"W
Distance:	35.310'
Side 26: Line	
Direction:	N58° 05' 23.00"W
Distance:	154.670'
Side 27: Line	

Direction: N34° 55' 26.00"W
Distance: 62.580'

Side 28: Line

Direction: N71° 09' 01.00"E
Distance: 20.810'

Description of a 0.435 Acre Permanent Access Easement
Parcel 17-A

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, and being a variable width Permanent Access Easement lying on, over and across that 47.21 acre tract, as conveyed to Sparc Holding LLC, by deed of record in Instrument Number 201208030112573 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

BEGINNING at the northeasterly corner of said 47.21 acre tract, the southeasterly corner of a 1.00 acre tract, as conveyed to Temple Israel, by deed of record in Volume 1028, page 591, and on the westerly right-of-way line of Mount Calvary Avenue (66 Feet Wide), being the **TRUE POINT OF BEGINNING** for the permanent access easement herein described:

Thence South 10° 59' 58" East a distance of 20.19 feet, coincident with the line common to the easterly line of said 47.21 acre tract and the westerly right-of-way line of said Mount Calvary Avenue, to a point;

Thence across and through said 47.21 acre tract, the following eight (8) courses:

South 71° 02' 28" West a distance of 551.19 feet, to a point;

North 11° 00' 33" West a distance of 72.10 feet, to a point;

North 59° 56' 38" West a distance of 12.95 feet, to a point;

South 71° 09' 01" West a distance of 280.06 feet, to a point;

North 34° 55' 26" West a distance of 20.81 feet, coincident with the line common to the northerly line of said 47.21 acre tract and the southerly line of a 27.91 acre tract, as conveyed to Bishop Edward J. Herrmann, by deed of record in Volume 8, page 10, to a point;

Thence North 71° 09' 01" East a distance of 318.62 feet, coincident with the line common to said 47.21 acre tract and said 27.91 acre tract, to the northeasterly corner of said 47.21 acre tract, the northwesterly corner of said 1.00 acre tract, and the southeasterly corner of said 27.91 acre tract;

Thence South 11° 00' 33" East a distance of 81.90 feet, coincident with the line common to said 47.21 acre tract and said 1.00 acre tract, to the northeasterly corner of said 47.21 acre tract and the southwest corner of said 1.00 acre tract;

Thence North 71° 02' 28" East a distance of 531.00 feet, coincident with a northerly line of said 47.21 acre tract and a southerly line of said 1.00 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.435 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), using the Ohio Department of Transportation's Virtual Reference System.



DLZ Ohio

A handwritten signature in blue ink that reads "Samuel L. Stiltner".

Samuel L. Stiltner
Professional Surveyor No. 8364

A handwritten date in blue ink that reads "01/13/2025".

Date

Mapcheck 1: 17a

Closure Summary

Precision, 1 part in: 2059485.052'
Error distance: 0.001'
Error direction: S76° 15' 31.52"W
Area: 18594.25 Sq. Ft.
Square area: 18594.247
Perimeter: 1888.835'

Point of Beginning

Side 1: Line

Direction: S10° 59' 58.16"E
Distance: 20.195'

Side 2: Line

Direction: S71° 02' 28.48"W
Distance: 551.190'

Side 3: Line

Direction: N11° 00' 33.14"W
Distance: 72.099'

Side 4: Line

Direction: N59° 56' 38.05"W
Distance: 12.947'

Side 5: Line

Direction: S71° 09' 01.38"W
Distance: 280.064'

Side 6: Line

Direction: N34° 55' 26.17"W
Distance: 20.814'

Side 7: Line

Direction: N71° 09' 01.28"E
Distance: 318.623'

Side 8: Line

Direction: S11° 00' 33.14"E
Distance: 81.904'

Side 9: Line

Direction: N71° 02' 28.48"E
Distance: 530.999'



Description of a 0.019 Acre Temporary Construction Easement
Parcel 17-T

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, and being a variable width Temporary Construction Easement lying on, over and across that 47.21 acre tract, as conveyed to Sparc Holding LLC, by deed of record in Instrument Number 201208030112573 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at the northeasterly corner of said 47.21 acre tract, the southeasterly corner of a 1.00 acre tract, as conveyed to Temple Israel, by deed of record in Volume 1028, page 591, and on the westerly right-of-way line of Mount Calvary Avenue (66 Feet Wide);

Thence South 71° 02' 28" West a distance of 531.00 feet, along the line common to said 47.21 acre tract and said 1.00 acre tract, to the northeasterly corner of said 47.21 acre tract and the southwesterly corner of said 1.00 acre tract;

Thence North 11° 00' 33" West a distance of 81.90 feet, along the line common to said 47.21 acre tract and said 1.00 acre tract, to the northeasterly corner of said 47.21 acre tract, the northwesterly corner of said 1.00 acre tract, and the southeasterly corner of a 27.91 acre tract, and, as conveyed to Bishop Edward J. Herrmann, by deed of record in Volume 8, page 10;

Thence South 71° 09' 01" West a distance of 318.62 feet, along the line common to said 47.21 acre tract and said 27.91 acre tract, to a point;

Thence South 34° 55' 26" East a distance of 20.81 feet, crossing through said 47.21 acre tract, to the **TRUE POINT OF BEGINNING** for the temporary construction easement herein described:

Thence across and through said 47.21 acre tract, the following four (4) courses:

North 71° 09' 01" East a distance of 31.00 feet, to a point;

South 18° 52' 43" East a distance of 30.66 feet, to a point;

South 71° 09' 42" West a distance of 22.18 feet, to a point;

North 34° 55' 26" West a distance of 31.90 feet, to the **TRUE POINT OF BEGINNING**, containing 0.019 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), using the Ohio Department of Transportation's Virtual Reference System.



DLZ Ohio

A handwritten signature in blue ink that reads "Samuel L. Stiltner".

Samuel L. Stiltner

Professional Surveyor No. 8364

01/13/2025
Date

Mapcheck 1: 17t

Closure Summary

Precision, 1 part in: 28757.113'
Error distance: 0.004'
Error direction: S65° 48' 44.01"E
Area: 815.15 Sq. Ft.
Acre: 0.0187
Perimeter: 115.740'

Point of Beginning

Side 1: Line

Direction: N71° 09' 01.00"E
Distance: 31.000'

Side 2: Line

Direction: S18° 52' 43.00"E
Distance: 30.660'

Side 3: Line

Direction: S71° 09' 42.00"W
Distance: 22.180'

Side 4: Line

Direction: N34° 55' 26.00"W
Distance: 31.900'

