

**CITY OF COLUMBUS**  
**HAP CREMEAN WATER PLANT**  
**10' UTILITY EASEMENT**  
**DESCRIPTION OF 0.048 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 17, United States Military Lands and being part of a 69.59 acres tract of land as described in a deed to City of Columbus by deed of record in Deed Book 2282, Page 360,. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing at a 3/4" rebar found inside a monument box in the centerline intersection of Cherry Bottom Road (width varies) with Broadview Road (60' width), said rebar also being the northwest corner of a 2.994 acres tract of land as described in a deed to the City of Columbus by deed of record in Deed Book 3465, Page 792, said point also being in the east line of a 1.753 acres tract of land as described in a deed to ADOM Group, LLC by deed of record in Instrument No. 202002070019338;

Thence **S 12 degrees 44 minutes 59 seconds E** a distance of **225.68 feet** with the centerline of Cherry Bottom Road, same being the west line of said City of Columbus 2.994 acres tract, with the east line of said ADOM 1.753 acres tract and with the east line of a 1.000 acre tract of land described in a deed to Nathan J. Crummel and Kristen Crummel by deed of record in Instrument No. 201807050089128 to a point in a west corner of said City of Columbus 2.994 acres tract, same being the southeast corner of Crummels' 1.000 acre tract, same being also the northeast corner of a 10.560 acres tract of land described in a deed to 2790 E Street, LLC by deed of record in Instrument No. 201603220033432;

Thence **N 85 degrees 36 minutes 17 seconds W** a distance **292.97 feet** with the south line of Crummels' 1.000 acre tract and the north line of said 2790 E Street 10.560 acres tract to a point in the northwest corner, same being the southwest corner of Crummels' 1.000 acre tract and lies in the centerline line of Big Walnut Creek, same being also in the east line of the grantor's 69.59 acres tract;

Thence **N 89 degrees 11 minutes 36 seconds W** a distance **130.82 feet** across the grantor's 69.59 acres tract to the **TRUE POINT OF BEGINNING**;

Thence **S 67 degrees 51 minutes 16 seconds W** a distance of **10.00 feet** across the grantor's 69.59 acres tract to a point;

Thence **N 22 degrees 08 minutes 44 seconds W** a distance of **41.24 feet** across the grantor's 69.59 acres tract to a point;

Thence **N 23 degrees 36 minutes 18 seconds W** a distance of **178.06 feet** across the grantor's 69.59 acres tract to a point in the south line of an existing 10 feet electric utility easement described in a deed to Columbus and Southern Ohio Electric by deed of record in Deed Book 2867, Page 123;

Thence **S 54 degrees 18 minutes 34 seconds E** a distance of **19.58 feet** across the grantor's 69.59 acres tract and with the south line of said Columbus and Southern 10 feet easement to a point in said line;

Thence **S 23 degrees 36 minutes 18 seconds E** a distance of **161.35 feet** across the grantor's 69.59 acres tract to a point;

Thence **S 22 degrees 08 minutes 44 seconds E** a distance of **41.36 feet** across the grantor's 69.59 acres tract to the **TRUE POINT OF BEGINNING**; containing 0.048 acres of land, more or less.


The above described area contains a total of **0.048 acres** within Franklin County Auditor's Parcel Number 600-150029-00, which includes 0.000 acres in the present road occupied. With an overlap of 0.008 acres over an existing 20 feet easement to Ohio Power Company as described in Instrument No. 201208170120426 and with an overlap of 0.014 acres over an existing 100 feet easement to Columbus and Southern Ohio Electric as described in Instrument No. 200204230101701.

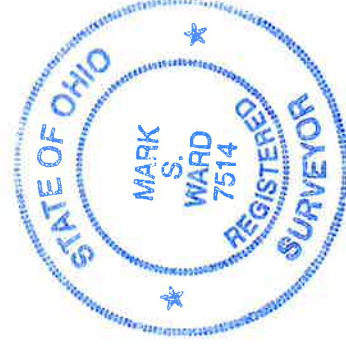
Grantor claims title by deed of record in Deed Book 2282, Page 360 in the records of Franklin County, Ohio.

The bearings used are based on the Ohio State Plane Coordinate System, (South) Zone, NAD83 (NSRS 2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Virtual Reference Station network. Establishing the centerline of Cherry Bottom Road as having a bearing of S 12°44'59" E.

This description was prepared from existing records and a field survey performed in April 2019.

Resource International, Inc.

  
Mark S. Ward, P.S.  
Professional Surveyor No. S-7514





# 10' UTILITY EASEMENT

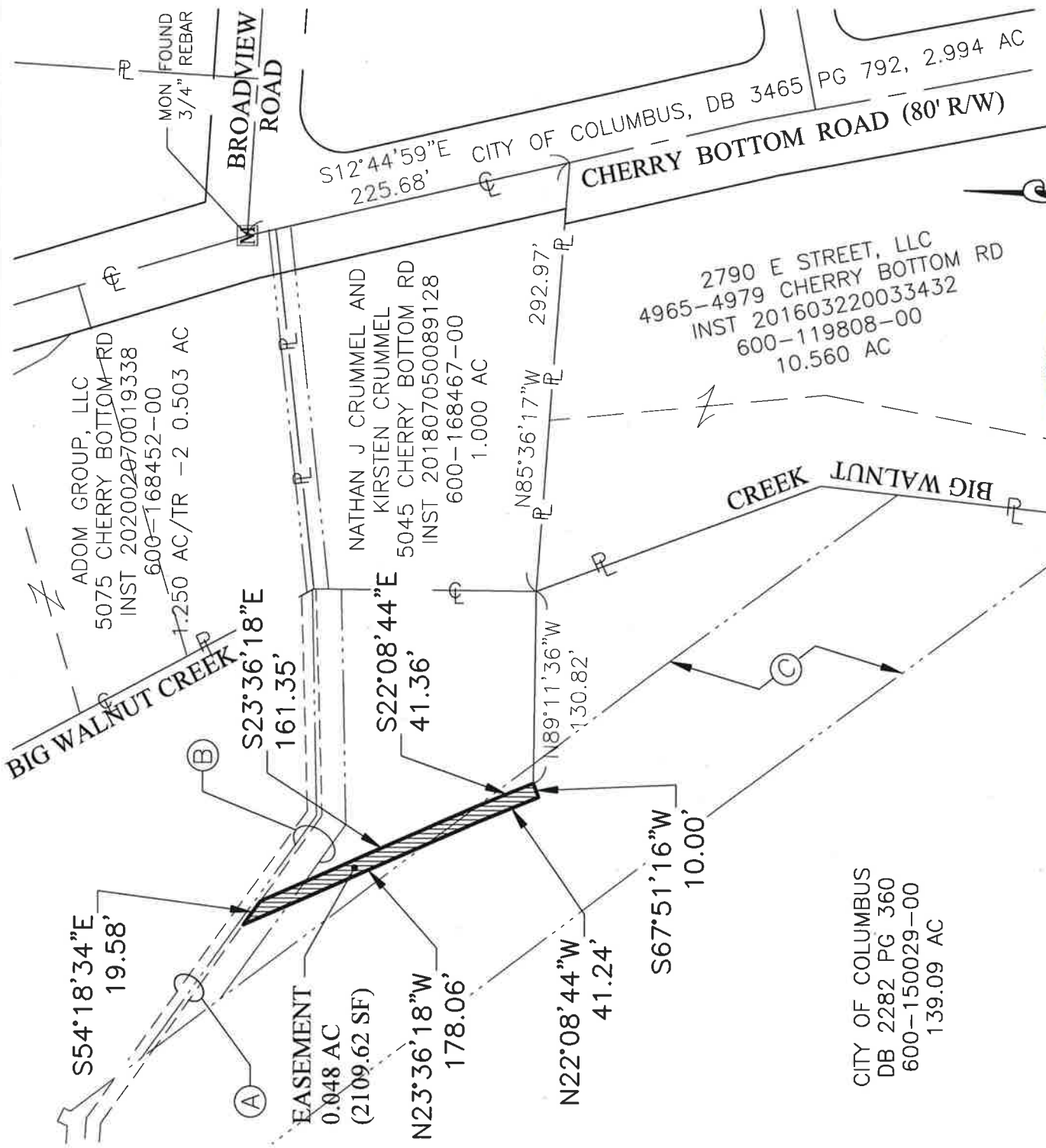
QUARTER TOWNSHIP 4, TOWNSHIP 2, RANGE 17

UNITED STATES MILITARY LANDS

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS

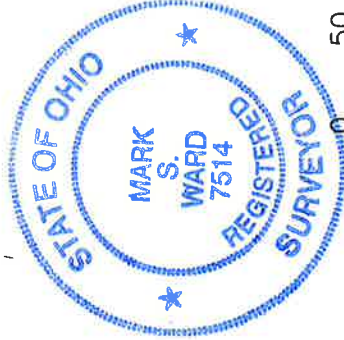
DATE: 08/26/2021

SCALE: 1" = 100'



### EXISTING EASEMENTS:

- (A) - COLUMBUS AND SOUTHERN OHIO ELECTRIC /10' EASEMENT / DB 2867 PG 123 (1/5/1968)
- (B) - OHIO POWER COMPANY / (2) 20' EASEMENTS /INST. 201208170120426
- (C) - COLUMBUS AND SOUTHERN OHIO ELECTRIC /100' EASEMENT / INST. 200204230101701



SURVEYED AND PLATTED BY:  
RESOURCE INTERNATIONAL, INC.

### BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, (SOUTH) ZONE, NAD83(NSRS 2011). SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS TIED (REFERENCED) TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK AND A ESTABLISHED BEARING OF S 12°44'59" E ON THE CENTERLINE OF CHERRY BOTTOM ROAD.

### SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES AND THIS DRAWING IS A TRUE DELINEATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION IN APRIL 2019. ALL DEMISSIONS ARE IN SURVEY FEET AND DECIMAL PARTS THEREOF.

*Mark S. Ward*

MARK S. WARD P.S., S-7514

9-20-21

DATE