

TEMPORARY EASEMENT
010-216817-00
0.146 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus and being part of Lots 23, 24, 25, 26 and part of Kent Street of the Carver Addition, as recorded in Plat Book 21, Page 17, conveyed to the City of Columbus, Ohio, as recorded in Official Record 14900, Page A02 of said county records.

COMMENCING, for reference, at the southwest corner of said Lot 26 and the southeast corner of Lot 27 of said Carver Addition, conveyed to the City of Columbus, as recorded in Deed Book 2737, Page 434, on the east existing limited access right of way of Interstate 70;

Thence through the Grantor's lands, on the south line of said Lot 26, **South 86 degrees 36 minutes 25 seconds East**, a distance of **64.76 feet** to a point;

Thence through the Grantor's lands and through said Lot 26 and part of Kent Street, **North 03 degrees 23 minutes 35 seconds East**, a distance of **74.29 feet** to the **POINT OF BEGINNING**;

Thence through the Grantor's lands and through said Lot 26, **North 15 degrees 52 minutes 16 seconds West**, a distance of **139.95 feet** to a point on the east existing limited access right of way of Alum Creek Drive and the Grantor's west line;

Thence on the Grantor's west line and the east existing limited access right of way of Alum Creek Drive, **North 30 degrees 52 minutes 28 seconds East**, a distance of **54.92 feet** to a point;

Thence through the Grantor's lands and through said Lots 23, 24 and 25, **South 15 degrees 52 minutes 16 seconds East**, a distance of **178.16 feet** to a point;

Thence continuing through the Grantor's lands and said Lot 25, **South 74 degrees 56 minutes 35 seconds West**, a distance of **40.00 feet** to the **Point of Beginning**, containing 0.146 acres, and being part of Franklin County Auditor's Parcel Number 010-216817-00.

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

This description was prepared and reviewed under the supervision of Travis D. McCarty, Professional Surveyor No. 8347 from an actual field survey for the City of Bexley, in March 2023.



Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

 **05/22/2025**
Travis D. McCarty, P.S.
Ohio Professional Surveyor No. 8347



GPD GROUP
Surveying, Engineering, Planning & Construction, Inc.

1201 South Main Street, Suite 200
Altoona, OH 44801
419.927.2100 Fax 419.927.2101
Copyright © 2025, Survey & Engineering, Inc. 2025

EXHIBIT B TEMPORARY EASEMENT

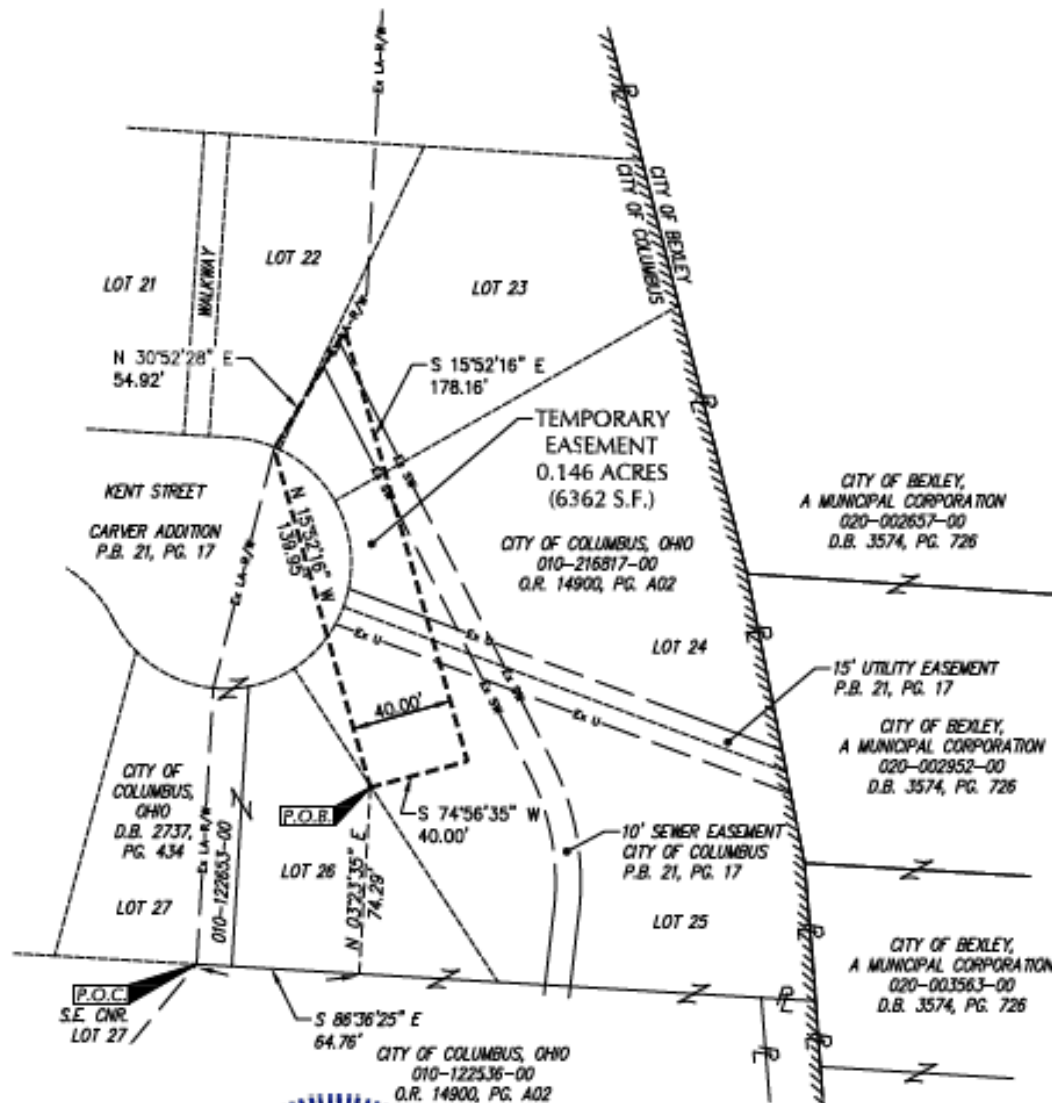
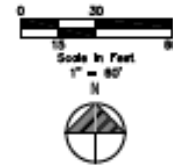
SITUATED IN THE STATE OF OHIO,
FRANKLIN COUNTY, CITY OF
COLUMBUS

LEGEND:

- EXISTING PROPERTY LINE
- - - EXISTING SEWER EASEMENT LINE
- - - EXISTING UTILITY EASEMENT LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EXISTING SUBDIVISION LOT LINE
- - - EXISTING CORPORATION LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

BASIS OF BEARING:

BEARINGS ARE BASED ON GRID
NORTH, OF THE OHIO STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE,
NAD83(2011).



TRANS D. MCCARTY, P.S. 8347

05/22/2025
DATE

PERMANENT EASEMENT

010-216817-00

0.223 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus and being part of Lots 24, 25 and 26 of Carver Addition, as recorded in Plat Book 21, Page 17, conveyed to City of Columbus, Ohio, as recorded in Official Record 14900, Page A02 of said county records.

COMMENCING, for reference, at the southwest corner of said Lot 26 and the southeast corner of Lot 27 of said Carver Addition, conveyed to the City of Columbus, as recorded in Deed Book 2737, Page 434, on the east existing limited access right of way of Interstate 70;

Thence through the Grantor's lands, on the south line of said Lot 26, **South 86 degrees 36 minutes 25 seconds East**, a distance of **83.75 feet** to a point;

Thence through the Grantor's lands and through said Lot 26, **North 03 degrees 23 minutes 35 seconds East**, a distance of **17.38 feet** to the **POINT OF BEGINNING**;

Thence through the Grantor's lands and through said Lot 26, **North 15 degrees 03 minutes 25 seconds West**, a distance of **60.00 feet** to a point;

Thence through the Grantor's lands and through said Lots 24, 25 and 26, **North 74 degrees 56 minutes 35 seconds East**, a distance of **163.95 feet** to a point on the Grantor's east line, the east line of said Lot 24 and the west line of lands conveyed to City of Bexley, a municipal corporation, as recorded in Deed Book 3574, Page 726;

Thence on the Grantor's east line, the east line of said Lots 24 and 25 and the west line of said City of Bexley lands, **South 11 degrees 13 minutes 18 seconds East**, a distance of **60.13 feet** to a point;

Thence through the Grantor's lands and said Lots 25 and 26, **South 74 degrees 56 minutes 35 seconds West**, a distance of **159.93 feet** to the **Point of Beginning**, containing 0.223 acres, and being part of Franklin County Auditor's Parcel Number 010-216817-00.

The bearings for this description are based on Grid North, of the Ohio State Plane Coordinate System, South Zone, NAD83(2011).

This description was prepared and reviewed under the supervision of Travis D. McCarty, Professional Surveyor No. 8347 from an actual field survey for the City of Bexley, in March 2023.



Glaus, Pyle, Schomer, Burns, & DeHaven, Inc.
dba GPD Group

A handwritten signature in blue ink, appearing to read "Travis D. McCarty", written over a horizontal line.

Travis D. McCarty, P.S.
Ohio Professional Surveyor No. 8347

04/07/25



GPD GROUP
Survey, Planning, Engineering, Survey & Construction, Inc.

1221 South Main Street, Suite 200
 Columbus, OH 43211
 614.777.2727 Fax 614.777.2701
 Copyright © 2025 GPD Group, Survey & Construction, Inc. 2025

EXHIBIT B PERMANENT EASEMENT

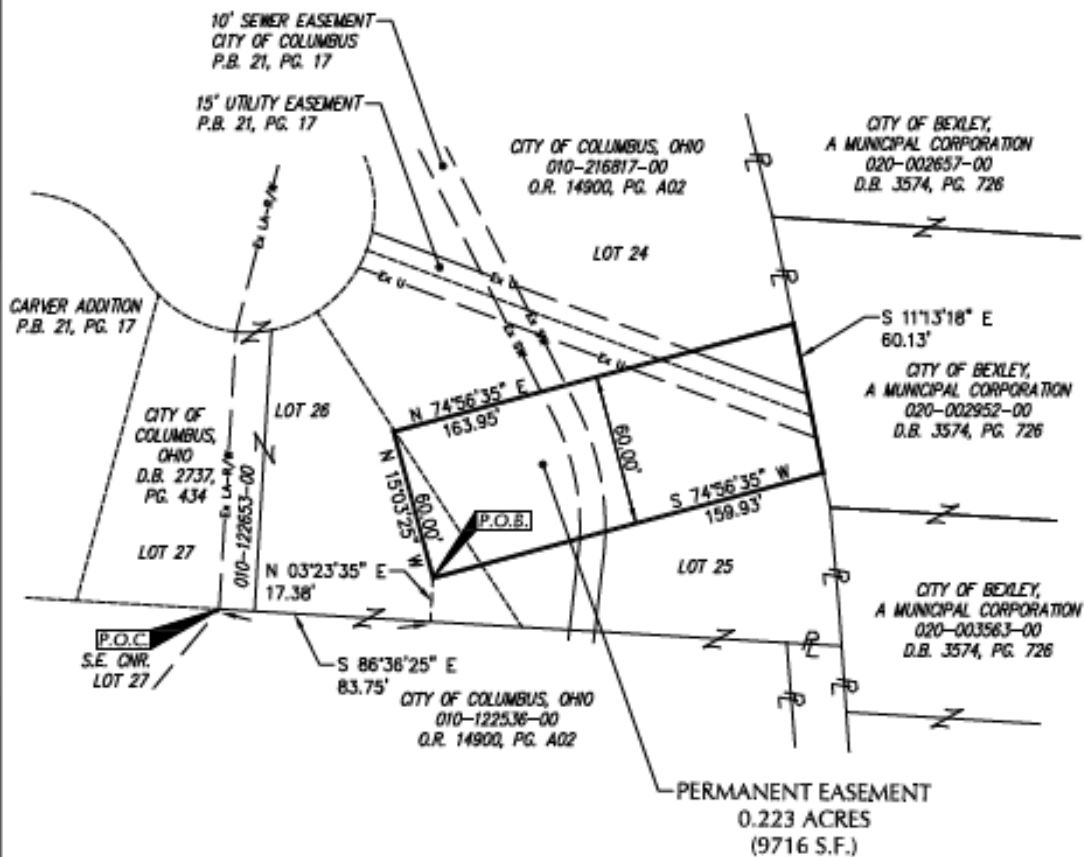
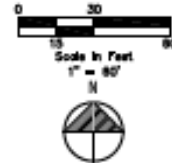
SITUATED IN THE STATE OF OHIO,
 FRANKLIN COUNTY, CITY OF
 COLUMBUS

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING SEWER EASEMENT LINE
- EXISTING UTILITY EASEMENT LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING SUBDIVISION LOT LINE
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING

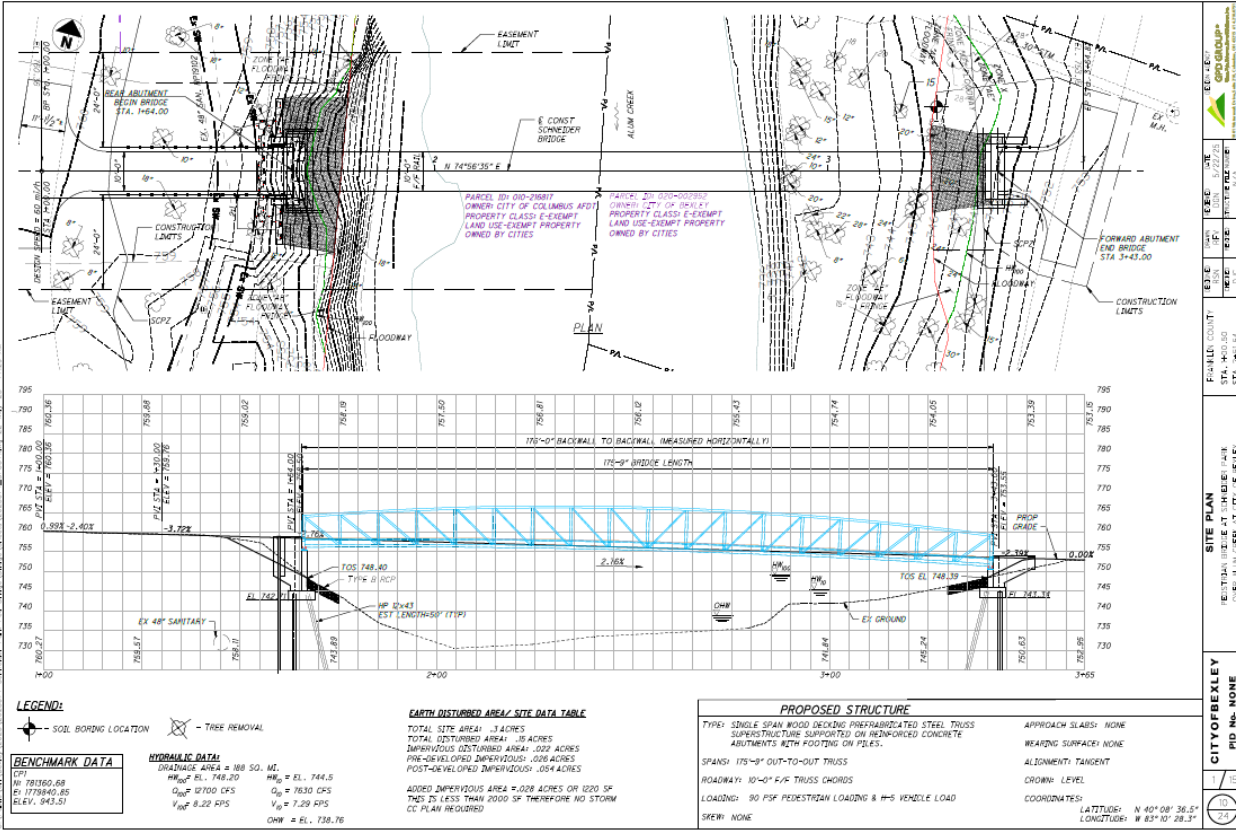
BASIS OF BEARING:

BEARINGS ARE BASED ON GRID
 NORTH, OF THE OHIO STATE PLANE
 COORDINATE SYSTEM, SOUTH ZONE,
 NAD83(2011).



TRAVIS D. MCCARTY, P.S. 8347

04/07/25
 DATE



LEGEND:

- SOIL BORING LOCATION
- TREE REMOVAL

BENCHMARK DATA

CITY	MI 781360.68
IN	1778940.88
ELEV.	943.51

HYDRAULIC DATA:

DRAINAGE AREA	188 SQ. MI.
H_{100} P.E.	148.20
H_{100} P.E.	144.5
Q_{100} CFS	1630 CFS
Q_{100} CFS	739 CFS
V_{100} FPS	7.29 FPS
V_{100} FPS	7.29 FPS
CHW	EL. 738.76

EARTH DISTURBED AREA/ SITE DATA TABLE

TOTAL SITE AREA	3.40 ACRES
TOTAL DISTURBED AREA	1.8 ACRES
IMPERVIOUS DISTURBED AREA	.027 ACRES
PER-DEVELOPED IMPERVIOUS	.006 ACRES
POST-DEVELOPED IMPERVIOUS	.054 ACRES
ADDED IMPERVIOUS AREA	.028 ACRES OR 1220 SF
THIS IS LESS THAN 2000 SF THEREFORE NO STORM CC PLAN REQUIRED	

PROPOSED STRUCTURE

TYPE: SINGLE SPAN WOOD DECKING PREFABRICATED STEEL TRUSS	APPROACH SLABS: NONE
SUPERSTRUCTURE SUPPORTED ON REINFORCED CONCRETE	WEARING SURFACE: NONE
ABUTMENTS WITH FOOTINGS ON PILES.	ALIGNMENT: TANGENT
SPANS: 175'-0" OUT-TO-OUT TRUSS	CROWN: LEVEL
ROADWAY: 10'-0" F/R TRUSS CHORDS	COORDINATES:
LOADING: 90 PSF PEDESTRIAN LOADING & #5 VEHICLE LOAD	(LATITUDE) N 40° 08' 36.5"
SEW: NONE	(LONGITUDE) W 83° 10' 28.3"