

ROBERT K. CLARK  
0.083 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across the Tannery Reserve, the Brewery Reserve, and Tanner's Alley (21' wide) of the Plat of Lockbourne a subdivision of record in Plat Book 6, Page 17B, as conveyed to Robert K. Clark by deed of record in Instrument Number 202006260092215 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a point at the intersection of the easterly right-of-way line of Williams Street (66' wide) and the southerly right-of-way line of the Alley (21' wide) as shown in the Plat of Lockbourne and the northeast corner of said Tannery Reserve;

Thence South 56° 38' 49" West a distance of 21.01 feet, along the northerly line of Tannery Reserve and the easterly right-of-way line of said Williams Street, to the true point of beginning;

Thence South 77° 48' 22" East a distance of 39.23 feet, crossing through said Tannery Reserve and Tanner's Alley, to a point on the easterly line of Tanner's Alley and the westerly property line of a 162.738 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence South 03° 31' 00" West a distance of 20.23 feet, along the easterly line of said Tanner's Alley and the westerly property line of said 162.738 acre tract, to a point;

Thence North 77° 48' 22" West a distance of 33.89 feet, crossing through said Tanner's Alley and into said Tannery Reserve, to a point;

Thence South 56° 38' 49" West a distance of 139.66 feet, continuing through said Tannery Reserve and into said Brewery Reserve, to a point;

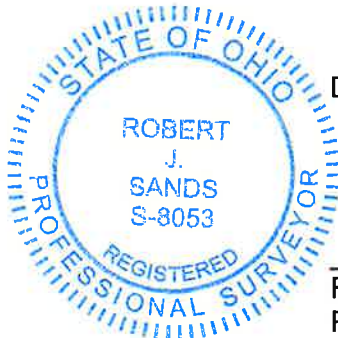
Thence North 34° 28' 54" West a distance of 20.00 feet, continuing through said Brewery Reserve, to a point on the northerly line of said Brewery Reserve and the easterly right-of-way line of said Williams Street;

Thence North 56° 38' 49" East a distance of 148.45 feet, along the northerly line of said Brewery Reserve and the easterly right-of-way line of said Williams Street, to the true point of beginning;

Containing 0.083 acres, more or less, of which 0.083 acres is contained within Parcel Number 151-000068-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

*Robert J. Sands 04/25/24*  
Robert J. Sands  
Professional Surveyor No. 8053

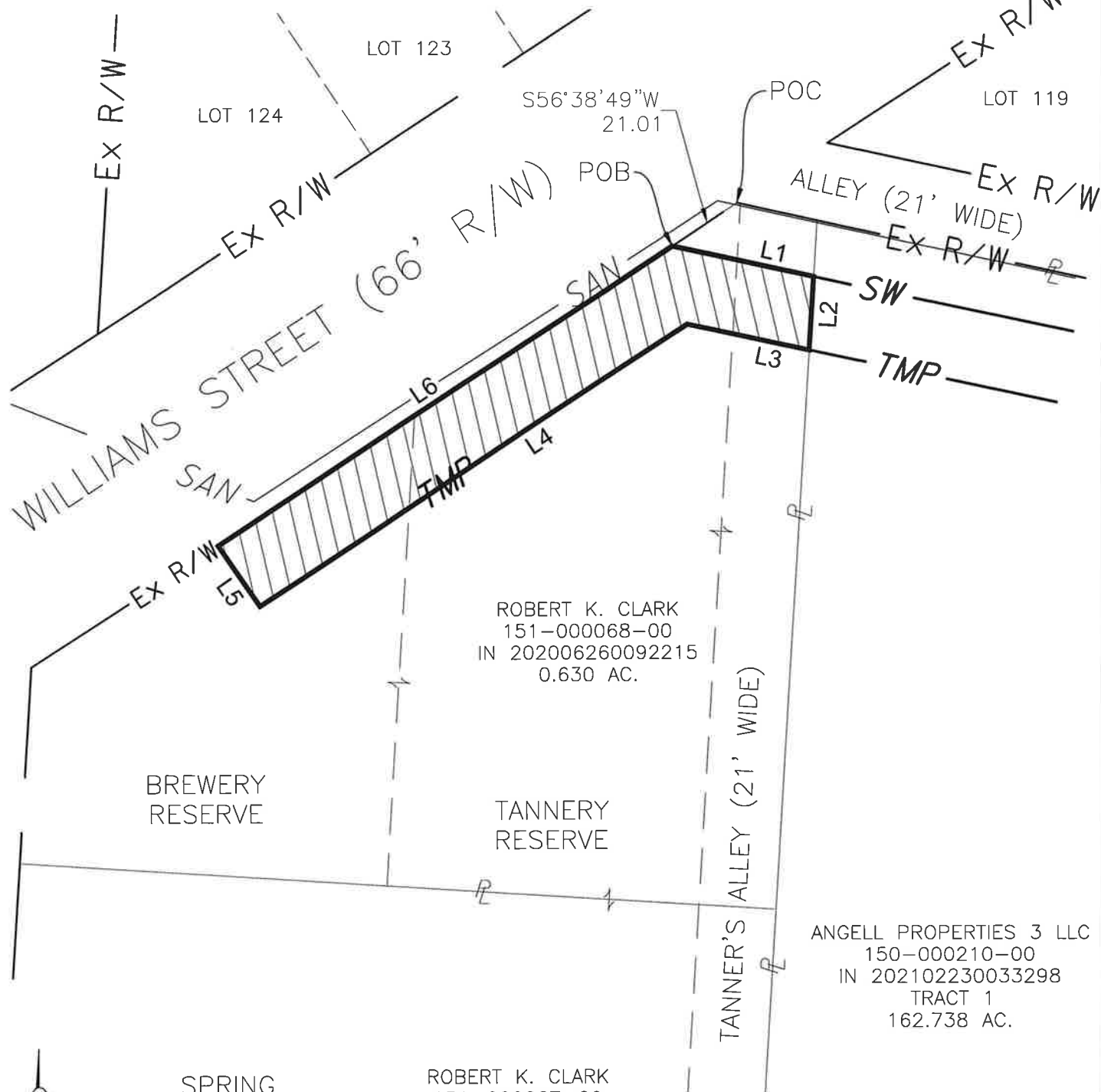


6121 Huntley Road - Columbus, Ohio 43229-1003  
 Ph.: (614) 888-0040 Fax: (614) 848-6712

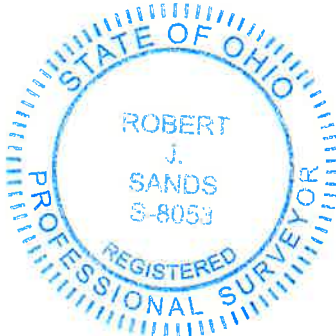
BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 11, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.083 ACRE  
 TEMPORARY CONSTRUCTION EASEMENT

- LEGEND
- PROPERTY LINE
  - EXISTING RIGHT OF WAY
  - TEMPORARY CONSTRUCTION EASEMENT
  - PERMANENT SEWER EASEMENT

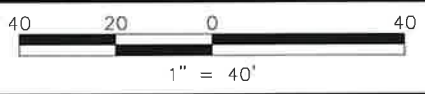
PLAT OF LOCKBOURNE  
 PLAT BOOK 6, PAGE 17B



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S77°48'22"E	39.23'
L2	S03°31'00"W	20.23'
L3	N77°48'22"W	33.89'
L4	S56°38'49"W	139.66'
L5	N34°28'54"W	20.00'
L6	N56°38'49"E	148.45'



BASIS FOR BEARINGS:  
 THE BEARINGS FOR THIS DESCRIPTION ARE  
 BASED ON OHIO STATE PLANE COORDINATE  
 SYSTEM, SOUTH ZONE, AND THE NORTH  
 AMERICAN DATUM OF 1983 WITH THE 2011  
 ADJUSTMENT (NAD 83(2011)) WITH THE  
 CENTERLINE OF COMMERCE STREET HAVING A  
 GRID BEARING OF NORTH 55 DEGREES 45  
 MINUTES 53 SECONDS EAST.



*Robert J. Sands*  
 ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

ROBERT K. CLARK  
0.011 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across the Tannery Reserve, the Brewery Reserve, and Tanner's Alley (21' wide) of the Plat of Lockbourne a subdivision of record in Plat Book 6, Page 17B, as conveyed to Robert K. Clark by deed of record in Instrument Number 202006260092215 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at a point at the intersection of the easterly right-of-way line of Williams Street (66' wide) and the southerly right-of-way line of the Alley (21' wide) as shown in the Plat of Lockbourne and being the northeast corner of said Tannery Reserve;

Thence South 77° 48' 22" East a distance of 22.22 feet, along the southerly right-of-way line of said Alley and the northerly line of said Tanner's Alley, to a point at the intersection of the southerly line of said Alley and the westerly property line of a 162.738 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence South 03° 31' 00 West a distance of 15.17 feet, along the easterly line of said Tanner's Alley and the westerly line of said 162.738 acre tract, to a point;

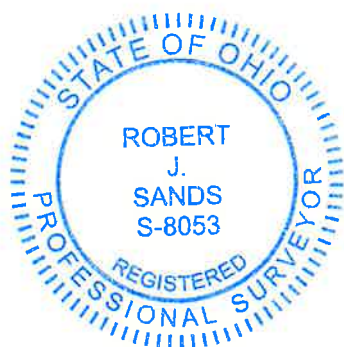
Thence North 77° 48' 22" West a distance of 39.23 feet, crossing through said Tanner's Alley and said Tannery Reserve, to a point on the northerly line of said Tannery Reserve and the easterly right-of-way line of said Williams Street;

Thence North 56° 38' 49" East a distance of 21.01 feet, along the northerly line of said Tannery Reserve and the easterly right-of-way line of said Williams Street, to the true point of beginning;

Containing 0.011 acres, more or less, of which 0.011 acres is contained within Parcel Number 151-000068-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

 04/25/24

Robert J. Sands  
Professional Surveyor No. 8053



COLUMBUS AND SOUTHERN  
OHIO ELECTRIC COMPANY  
0.356 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 4.778 acre tract as conveyed to Columbus and Southern Ohio Electric Company by deed of record in Volume 3416, Page 239 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a point at the intersection of the easterly property line of said 4.778 acre tract and the centerline of Commerce Street (66' wide);

Thence along a curve to the left with a radius of 1850.62 feet, a delta angle of 03° 03' 39", an arc length of 98.86 feet, and having a chord distance of 98.85 feet and a chord bearing South 11° 24' 45" East, along the easterly property line of said 4.778 acre tract and the westerly right-of-way line of the Norfolk & Western RY Company by deed of record in Right-of-Way and Track Map Volume 18, Page 79, to the true point of beginning;

Thence continuing along a curve to the left with a radius of 1850.62 feet, a delta angle of 07° 45' 20", an arc length of 250.50 feet, and having a chord distance of 250.31 feet and a chord bearing South 16° 49' 15" East, along the easterly property line of said 4.778 acre tract and the westerly right-of-way line of the Norfolk & Western Railway to a point;

Thence crossing through the said 4.778 acre tract for the following four (4) courses:

1. South 18° 24' 13" East a distance of 47.43 feet to a point;
2. South 24° 31' 40" East a distance of 309.82 feet to a point;
3. South 65° 44' 54" West a distance of 16.18 feet to a point;
4. South 36° 18' 56" West a distance of 18.91 feet, to a point of curvature on the westerly property line of said 4.778 acre tract and the easterly property line of a parcel of land conveyed to CSX Transportation Inc. Chesapeake & Ohio RY by deed of record in Right-of-way and Track Map Volume 46, Page 7;

Thence along a curve to the right with a radius of 1941.60 feet, a delta angle of 00° 47' 52", an arc length of 27.04 feet, and having a chord distance of 27.04 feet and chord bearing North 31° 18' 25" West, along the westerly line of said 4.778 acre tract and the easterly right-of-way line of said Chesapeake & Ohio Railway to a point;

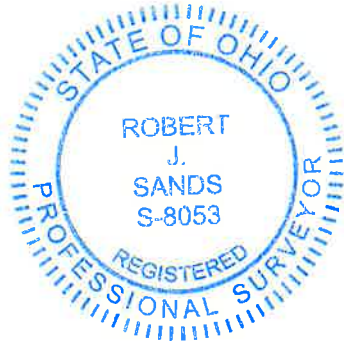
Thence crossing through the said 4.778 acre tract for the following four (4) courses:

1. North 36° 18' 56" East a distance of 12.51 feet to a point;
2. North 24° 32' 10" West a distance of 287.35 feet to a point;
3. North 18° 24' 13" West a distance of 289.94 feet to a point;
4. North 55° 45' 53" East a distance of 33.17 feet to the true point of beginning;

Containing 0.356 acres, more or less, of which 0.356 acres is contained within Parcel Number 150-000726-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

*Robert J. Sands* 04/25/24  
\_\_\_\_\_  
Robert J. Sands  
Professional Surveyor No. 8053



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 Ph.: (614) 888-0040 Fax: (614) 848-6712

BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 11, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.356 ACRE  
 PERMANENT SEWER EASEMENT

POC ————  
 Q OF COMMERCE STREET  
 (66 R/W)

POB

- LEGEND
- PROPERTY LINE
  - Ex R/W EXISTING RIGHT OF WAY
  - TMP TEMPORARY CONSTRUCTION EASEMENT
  - SW PERMANENT SEWER EASEMENT
  - U PERMANENT SUBTERRANEAN EASEMENT

R=1850.62'  
 $\Delta=3^{\circ}03'39''$   
 L=98.86'  
 CH D=98.85'  
 CH B=S11 $^{\circ}$ 24'45"E

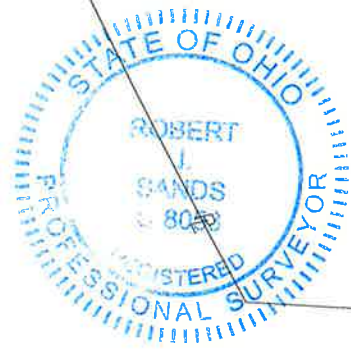


COLUMBUS MUNICIPAL  
 AIRPORT AUTHORITY  
 150-002437-00  
 IN 200705300093032  
 TRACT 2  
 241.695 AC.

NORFOLK &  
 WESTERN RY CO.  
 150-000111-00  
 BOOK 18, PAGE 79

CSX TRANSPORTATION INC.  
 CHESAPEAKE & OHIO RY  
 150-000030-00  
 BOOK 46, PAGE 7

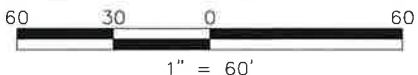
BASIS FOR BEARINGS:  
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 CENTERLINE OF COMMERCE STREET HAVING A  
 GRID BEARING OF NORTH 55 DEGREES 45  
 MINUTES 53 SECONDS EAST.



COLUMBUS AND SOUTHERN  
 OHIO ELECTRIC COMPANY  
 150-000726-00  
 VOL. 3416, PG. 239  
 4.778 AC

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S18 $^{\circ}$ 24'13"E	47.43'
L2	S24 $^{\circ}$ 31'40"E	309.82'
L3	S65 $^{\circ}$ 44'54"W	16.18'
L4	S36 $^{\circ}$ 18'56"W	18.91'
L5	N36 $^{\circ}$ 18'56"E	12.51'
L6	N24 $^{\circ}$ 32'10"W	287.35'
L7	N18 $^{\circ}$ 24'13"W	289.94'
L8	N55 $^{\circ}$ 45'53"E	33.17'

R=1941.60'  
 $\Delta=0^{\circ}47'52''$   
 L=27.04'  
 CH D=27.04'  
 CH B=N31 $^{\circ}$ 18'25"W



ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053

DATE: 04/25/24

R/W DESIGNER  
 DDC  
 R/W REVIEWER  
 RJS

COLUMBUS AND SOUTHERN  
OHIO ELECTRIC COMPANY  
0.132 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 4.778 acre tract as conveyed to Columbus and Southern Ohio Electric Company by deed of record in Volume 3416, Page 239 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a point at the intersection of the easterly property line of said 4.778 acre tract and the centerline of Commerce Street (66' wide);

Thence along a curve to the left with a radius of 1850.62 feet, a delta angle of 03° 03' 39", an arc length of 98.86 feet, and having a chord distance of 98.85 feet and a chord bearing South 11° 24' 45" East, along the easterly property line of said 4.778 acre tract and the westerly right-of-way line of the Norfolk & Western RY Company by deed of record in Right-of-Way and Track Map Volume 18, Page 79, to a point;

Thence South 55° 45' 53" West a distance of 33.17 feet, crossing through the said 4.778 acre tract to the true point of beginning;

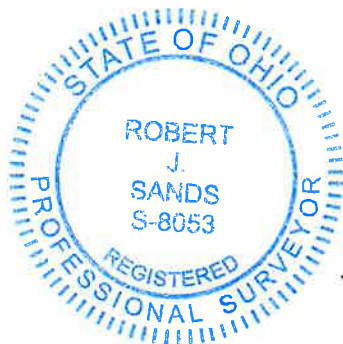
Thence crossing through the said 4.778 acre tract for the following seven (7) courses;

1. South 18° 24' 13" East a distance of 289.94 feet to a point;
2. South 24° 32' 10" East a distance of 287.35 feet to a point;
3. South 36° 18' 56" West a distance of 8.26 feet to a point;
4. North 30° 29' 15" West a distance of 26.74 feet to a point;
5. North 24° 32' 23" West a distance of 265.30 feet to a point;
6. North 18° 24' 13" West a distance of 287.64 feet to a point;
7. North 55° 45' 53" East a distance of 10.39 feet to the true point of beginning


Containing 0.132 acres, more or less, of which 0.132 acres is contained within Parcel Number 150-000726-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

  
Robert J. Sands  
Professional Surveyor No. 8053



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BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 11, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.132 ACRE  
 TEMPORARY CONSTRUCTION EASEMENT

POC  
 Q OF COMMERCE STREET  
 (66 R/W)  
 POB

- LEGEND
- PROPERTY LINE
  - EX R/W
  - TEMPORARY CONSTRUCTION EASEMENT
  - PERMANENT SEWER EASEMENT
  - PERMANENT SUBTERRANEAN EASEMENT

R=1850.62'  
 $\Delta=3^{\circ}03'39''$   
 L=98.86'  
 CH D=98.85'  
 CH B=S11 $^{\circ}$ 24'45"E

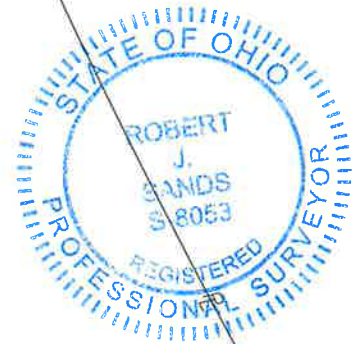
(C1)

COLUMBUS MUNICIPAL  
 AIRPORT AUTHORITY  
 150-002437-00  
 IN 200705300093032  
 TRACT 2  
 241.695 AC.

NORFOLK &  
 WESTERN RY CO.  
 150-000111-00  
 BOOK 18, PAGE 79

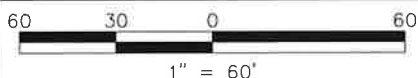
CSX TRANSPORTATION INC.  
 CHESAPEAKE & OHIO RY  
 150-000030-00  
 BOOK 46, PAGE 7

BASIS FOR BEARINGS:  
 THE BEARINGS FOR THIS DESCRIPTION ARE  
 BASED ON OHIO STATE PLANE COORDINATE  
 SYSTEM, SOUTH ZONE, AND THE NORTH  
 AMERICAN DATUM OF 1983 WITH THE 2011  
 ADJUSTMENT (NAD 83(2011)) WITH THE  
 CENTERLINE OF COMMERCE STREET HAVING A  
 GRID BEARING OF NORTH 55 DEGREES 45  
 MINUTES 53 SECONDS EAST.



COLUMBUS AND SOUTHERN  
 OHIO ELECTRIC COMPANY  
 150-000726-00  
 VOL. 3416, PG. 239  
 4.778 AC

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S18 $^{\circ}$ 24'13"E	289.94'
L2	S24 $^{\circ}$ 32'10"E	287.35'
L3	S36 $^{\circ}$ 18'56"W	8.26'
L4	N30 $^{\circ}$ 29'15"W	26.74'
L5	N24 $^{\circ}$ 32'23"W	265.30'
L6	N18 $^{\circ}$ 24'13"W	287.64'
L7	N55 $^{\circ}$ 45'53"E	10.39'



ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER  
 DDC  
 R/W REVIEWER  
 RJS

ANGELL PROPERTIES 3 LLC  
0.328 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 162.738 acre tract as conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at a point at the northwest corner of said 162.738 acre tract and on the southerly right-of-way line of the Alley (21' wide) as shown in the Plat of Lockbourne of record in Plat Book 6, Page 17B;

Thence South 77° 48' 22" East a distance of 823.55 feet, along the northerly property line of said 162.738 acre tract and the southerly right-of-way line of said Alley, to a point;

Thence North 89° 20' 44" East a distance of 176.87 feet, continuing along the northerly property line of said 162.738 acre tract and the southerly right-of-way line of said Alley, to a point at the northeast corner of said 162.738 acre tract and the southeast corner of the right-of-way of said Alley;

Thence North 02° 06' 18" East a distance of 16.87 feet, along the westerly property line of said 162.738 acre tract and the easterly right-of-way line of said Alley, to a point at the southwest corner of a 0.240 acre tract conveyed to Rodnie M. Waugh, Jr. and Tracey D. Waugh by deed of record in Instrument Number 199909140233185;

Thence North 89° 20' 44" East a distance of 66.58 feet, along the northerly property line of said 162.738 acre tract and the southerly property line of said 0.240 acre tract, to a point on the westerly property line of a 1.754 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence South 02° 06' 18" West a distance of 21.30 feet, along the easterly property line of said 162.738 acre tract and the westerly property line of said 1.754 acre tract, to a point;

Thence South 89° 20' 44" West a distance of 291.31 feet, crossing through said 162.738 acre tract to a point;

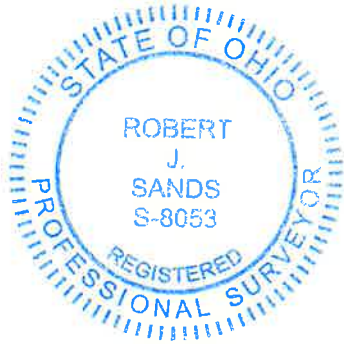
Thence North 77° 48' 22" West a distance of 775.38 feet, continuing through said 162.738 acre tract, to a point on the westerly property line of said 162.738 acre tract and the easterly property line of a 0.630 acre tract conveyed to Robert K. Clark by deed of record in Instrument Number 202006260092215;

Thence North 03° 31' 00" East a distance of 15.17 feet, along the westerly property line of said 162.738 acre tract and the easterly property line of said 0.630 acre tract, to the true point of beginning;

Containing 0.328 acres, more or less, of which 0.328 acres is contained within Parcel Number 151-000210-00, and being subject to any easements, restrictions, and rights-of-way of record.

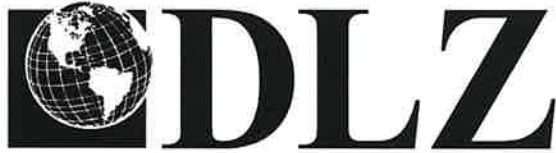
The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

*Robert J. Sands* 04/25/24  
\_\_\_\_\_  
Robert J. Sands  
Professional Surveyor No. 8053

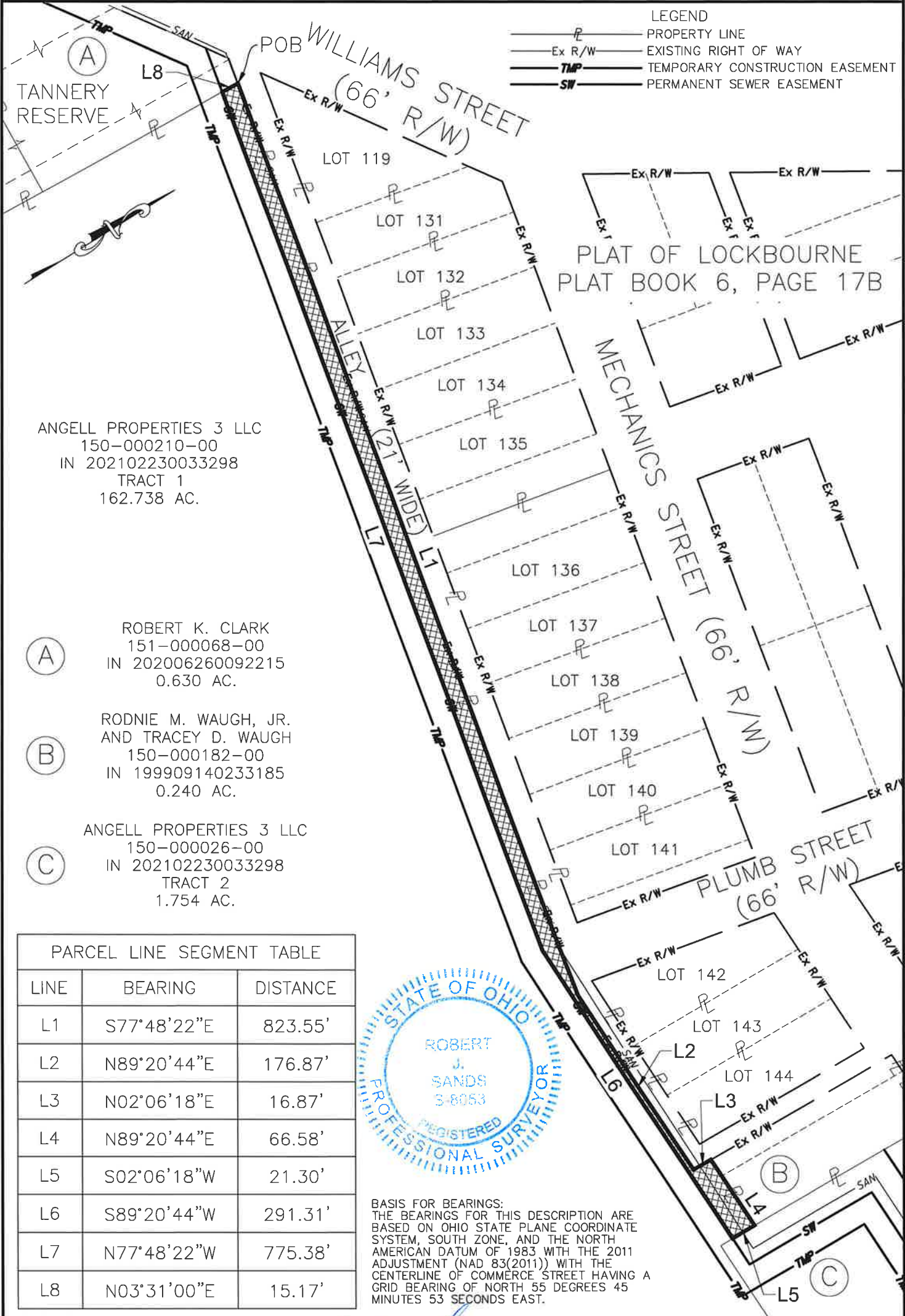


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BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 11, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.328 ACRE  
 PERMANENT SEWER EASEMENT

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT SEWER EASEMENT



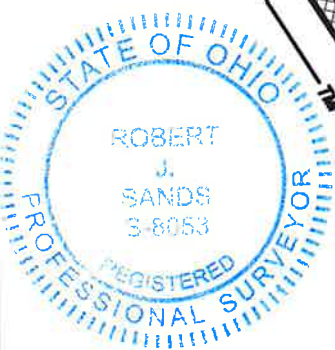
ANGELL PROPERTIES 3 LLC  
 150-000210-00  
 IN 202102230033298  
 TRACT 1  
 162.738 AC.

(A) ROBERT K. CLARK  
 151-000068-00  
 IN 202006260092215  
 0.630 AC.

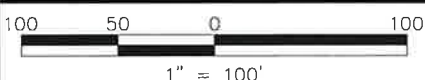
(B) RODNIE M. WAUGH, JR.  
 AND TRACEY D. WAUGH  
 150-000182-00  
 IN 199909140233185  
 0.240 AC.

(C) ANGELL PROPERTIES 3 LLC  
 150-000026-00  
 IN 202102230033298  
 TRACT 2  
 1.754 AC.

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S77°48'22"E	823.55'
L2	N89°20'44"E	176.87'
L3	N02°06'18"E	16.87'
L4	N89°20'44"E	66.58'
L5	S02°06'18"W	21.30'
L6	S89°20'44"W	291.31'
L7	N77°48'22"W	775.38'
L8	N03°31'00"E	15.17'



BASIS FOR BEARINGS:  
 THE BEARINGS FOR THIS DESCRIPTION ARE  
 BASED ON OHIO STATE PLANE COORDINATE  
 SYSTEM, SOUTH ZONE, AND THE NORTH  
 AMERICAN DATUM OF 1983 WITH THE 2011  
 ADJUSTMENT (NAD 83(2011)) WITH THE  
 CENTERLINE OF COMMERCE STREET HAVING A  
 GRID BEARING OF NORTH 55 DEGREES 45  
 MINUTES 53 SECONDS EAST.



ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER  
 DDC  
 R/W REVIEWER  
 RJS

ANGELL PROPERTIES 3 LLC  
0.389 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 162.738 acre tract as conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at the intersection of the southerly right-of-way line of Lozier Lane (49.5' wide) and the easterly right-of-way line of the East Alley (16.5' wide) shown in the Plat of Lockbourne of record in Plat Book 6, Page 17B;

Thence South 03° 32' 35" West a distance of 30.08 feet, along the westerly right-of-way line of a parcel conveyed to CSX Transportation Inc. Chesapeake & Ohio RY by deed of record in Right-of-Way and Track Map Volume 46, Page 7 and the easterly property line of said 162.738 acre tract, to the true point of beginning;

Thence South 03° 32' 35" West a distance of 20.05 feet, along the westerly right-of-way line of said Chesapeake & Ohio Railway and the easterly property line of said 162.738 acre tract, to a point;

Thence crossing through the said 162.738 acre tract for the following three (3) courses:

1. South 89° 20' 44" West a distance of 761.48 feet to a point;
2. South 06° 20' 40" West a distance of 49.22 feet to a point;
3. South 89° 22' 14" West a distance of 35.97 feet, to a point on the westerly property line of said 162.738 acre tract and the easterly property line of a 1.754 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence North 01° 26' 48" East a distance of 20.01 feet, along the westerly property line of said 162.738 acre tract and the easterly property line of said 1.754 acre tract, to a point;

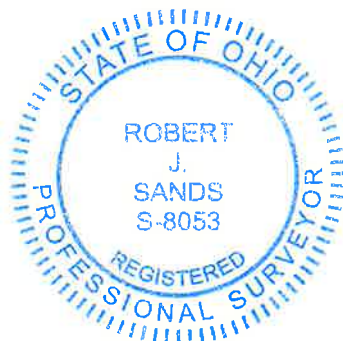
Thence crossing through the said 162.738 acre tract for the following three (3) courses:

1. North 89° 22' 14" East a distance of 17.54 feet to a point;
2. North 06° 20' 40" East a distance of 49.21 feet to a point;
3. North 89° 20' 44" East a distance of 780.64 feet, to the true point of beginning;

Containing 0.389 acres, more or less, of which 0.389 acres is contained within Parcel Number 151-000210-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

*Robert J. Sands 04/25/24*  
Robert J. Sands  
Professional Surveyor No. 8053



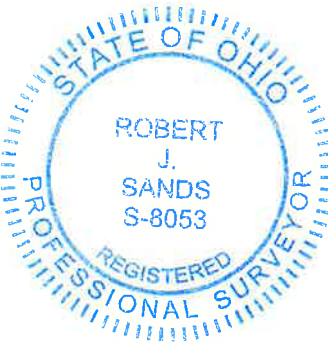
6121 Huntley Road - Columbus, Ohio 43229-1003  
Ph.: (614) 888-0040 Fax: (614) 848-6712

BIG WALNUT SANITARY EASEMENTS  
STATE OF OHIO, FRANKLIN COUNTY,  
HAMILTON TOWNSHIP,  
SECTION 11, T-3-N, R-22-W,  
CONGRESS LANDS  
0.389 ACRE  
TEMPORARY CONSTRUCTION EASEMENT

- LEGEND
- PROPERTY LINE
  - EX R/W
  - TMP
  - SW



ANGELL PROPERTIES 3 LLC  
150-00026-00  
IN 202102230033298  
TRACT 2  
1.754 AC.

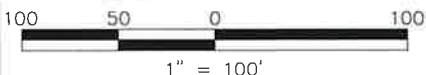
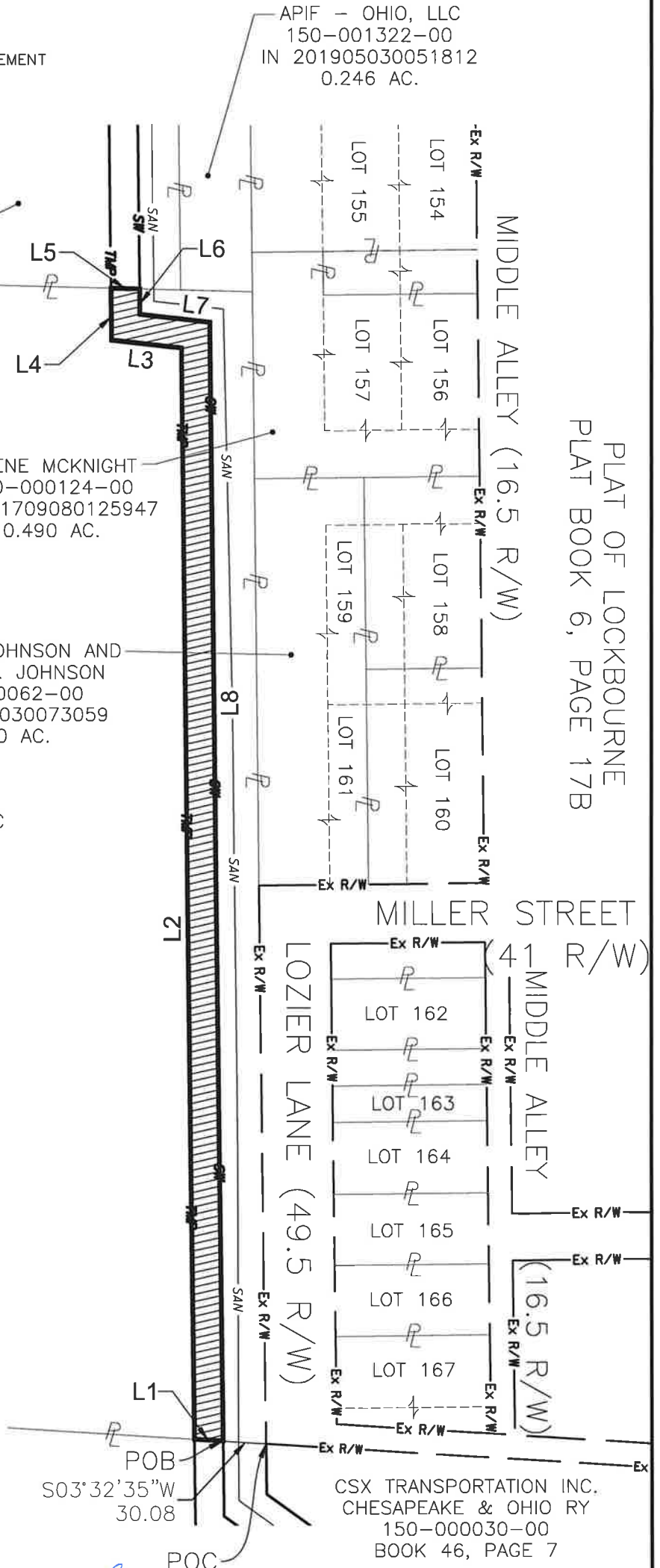


STEVE D. JOHNSON AND  
BRENDA S. JOHNSON  
150-00062-00  
IN 201506030073059  
0.490 AC.

ANGELL PROPERTIES 3 LLC  
150-000210-00  
IN 202102230033298  
TRACT 1  
162.738 AC.

BASIS FOR BEARINGS:  
THE BEARINGS FOR THIS DESCRIPTION ARE  
BASED ON OHIO STATE PLANE COORDINATE  
SYSTEM, SOUTH ZONE, AND THE NORTH  
AMERICAN DATUM OF 1983 WITH THE 2011  
ADJUSTMENT (NAD 83(2011)) WITH THE  
CENTERLINE OF COMMERCE STREET HAVING A  
GRID BEARING OF NORTH 55 DEGREES 45  
MINUTES 53 SECONDS EAST.

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S03°32'35"W	20.05'
L2	S89°20'44"W	761.48'
L3	S06°20'40"W	49.22'
L4	S89°22'14"W	35.97'
L5	N01°26'48"E	20.01'
L6	N89°22'14"E	17.54'
L7	N06°20'40"E	49.21'
L8	N89°20'44"E	780.64'



ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053

DATE: 04/25/24

R/W DESIGNER  
DDC  
R/W REVIEWER  
RJS

ANGELL PROPERTIES 3 LLC  
0.574 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 162.738 acre tract as conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at the intersection of the southerly right-of-way line of Lozier Lane (49.5' wide) and the easterly right-of-way line of the East Alley (16.5' wide) shown in the Plat of Lockbourne of record in Plat Book 6, Page 17B;

Thence South 03° 32' 35" West a distance of 30.08 feet, along the easterly property line of said 162.738 acre tract and the westerly right-of-way line of a parcel conveyed to CSX Transportation Inc. Chesapeake & Ohio RY by deed of record in Right-of-Way and Track Map Volume 46, Page 7, to a point;

Thence crossing through the said 162.738 acre tract for the following three (3) courses:

1. South 89° 20' 44" West a distance of 780.64 feet to a point;
2. South 06° 20' 40" West a distance of 49.21 feet to a point;
3. South 89° 22' 14" West a distance of 17.54 feet, to a point on the westerly property line of said 162.738 acre tract and the easterly property line of a 1.754 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

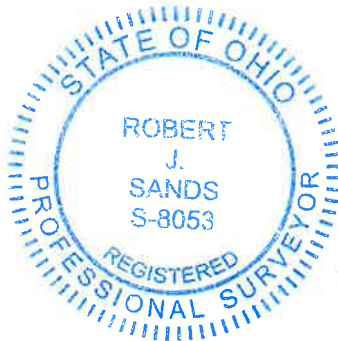
Thence North 01° 26' 48" East a distance of 78.74 feet, along the westerly property line of said 162.738 acre tract, the easterly property line of said 1.754 acre tract, and the easterly property line of a 0.246 acre tract conveyed to APIF – Ohio, LLC by deed of record in Instrument Number 201905030051812, to a point on the southerly property line of a 0.490 acre tract conveyed to Ailene McKnight by deed of record in Instrument Number 201709080125947;

Thence North 89° 20' 07" East a distance of 803.50 feet, along the northerly property line of said 162.738 acre tract, the southerly property line of said 0.490 acre tract, the southerly property line of a 0.490 acre tract conveyed to Steve D. Johnson and Brenda S. Johnson by deed of record in Instrument Number 201506030073059, and the southerly right-of-way line of said Lozier Lane, to the true point of beginning;


Containing 0.574 acres, more or less, of which 0.574 acres is contained within Parcel Number 151-000210-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

  
Robert J. Sands  
Professional Surveyor No. 8053



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

BIG WALNUT SANITARY EASEMENTS  
STATE OF OHIO, FRANKLIN COUNTY,  
HAMILTON TOWNSHIP,  
SECTION 11, T-3-N, R-22-W,  
CONGRESS LANDS  
0.574 ACRE  
PERMANENT SEWER EASEMENT

- LEGEND
- PROPERTY LINE
  - EXISTING RIGHT OF WAY
  - TEMPORARY CONSTRUCTION EASEMENT
  - PERMANENT SEWER EASEMENT



ANGELL PROPERTIES 3 LLC  
150-000026-00  
IN 202102230033298  
TRACT 2  
1.754 AC.

AILENE MCKNIGHT  
150-000124-00  
IN 201709080125947  
0.490 AC.

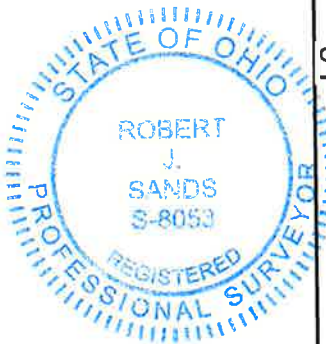
STEVE D. JOHNSON AND  
BRENDA S. JOHNSON  
150-000062-00  
IN 201506030073059  
0.490 AC.

ANGELL PROPERTIES 3 LLC  
150-000210-00  
IN 202102230033298  
TRACT 1  
162.738 AC.

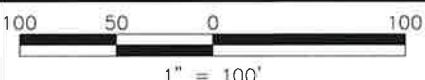
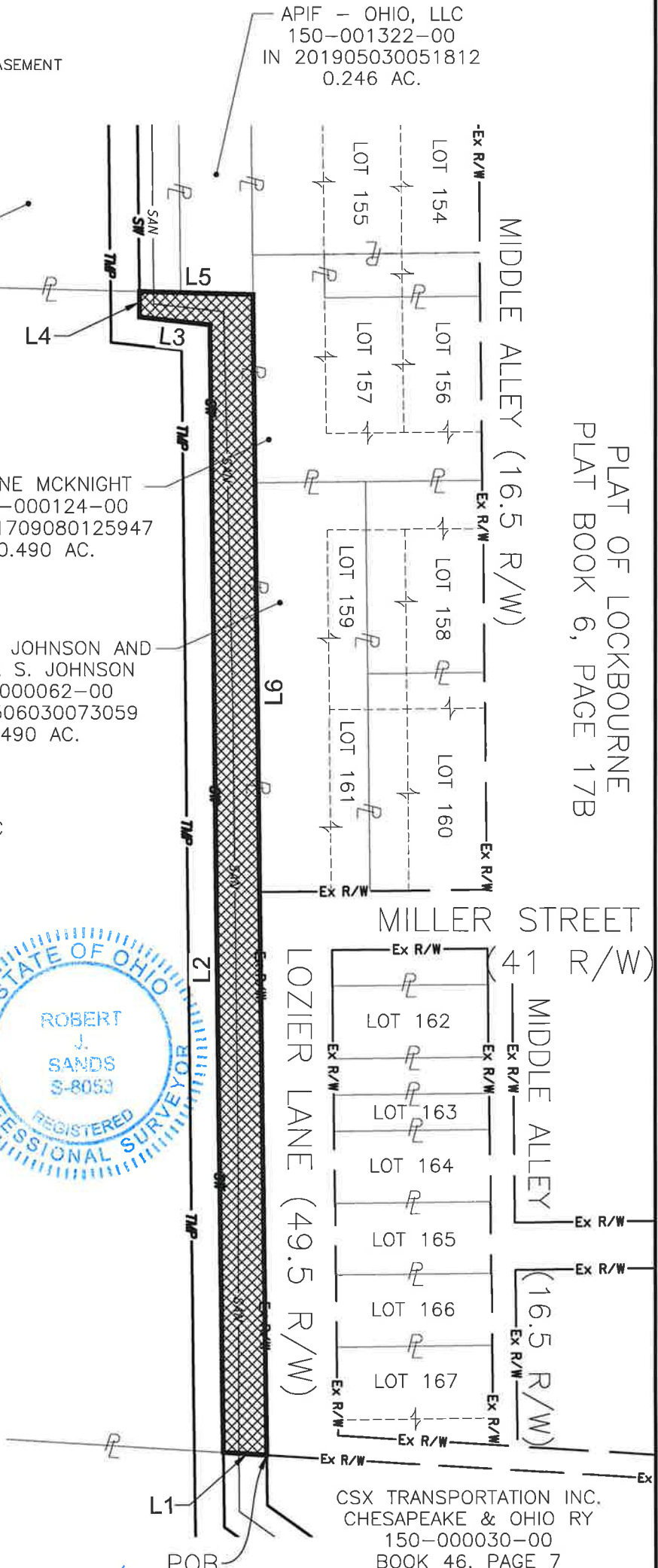
APIF - OHIO, LLC  
150-001322-00  
IN 201905030051812  
0.246 AC.

PLAT OF LOCKBOURNE  
PLAT BOOK 6, PAGE 17B

BASIS FOR BEARINGS:  
THE BEARINGS FOR THIS DESCRIPTION ARE  
BASED ON OHIO STATE PLANE COORDINATE  
SYSTEM, SOUTH ZONE, AND THE NORTH  
AMERICAN DATUM OF 1983 WITH THE 2011  
ADJUSTMENT (NAD 83(2011)) WITH THE  
CENTERLINE OF COMMERCE STREET HAVING A  
GRID BEARING OF NORTH 55 DEGREES 45  
MINUTES 53 SECONDS EAST.



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S03°32'35"W	30.08'
L2	S89°20'44"W	780.64'
L3	S06°20'40"W	49.21'
L4	S89°22'14"W	17.54'
L5	N01°26'48"E	78.74'
L6	N89°20'07"E	803.50'



*Robert J. Sands*  
ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER  
DDC  
R/W REVIEWER  
RJS

ANGELL PROPERTIES 3 LLC  
0.332 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 1.754 acre tract as conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at a point at the northeast corner of said 1.754 acre tract and at the southeast corner of a 0.246 acre tract conveyed to APIF – Ohio, LLC by deed of record in Instrument Number 201905030051812;

Thence South 01° 26' 48" West a distance of 28.74 feet, along the easterly property line of said 1.754 acre tract and the westerly property line of a 162.738 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298, to a point;

Thence crossing through said 1.754 acre tract for the following three (3) courses:

1. South 89° 22' 14" West a distance of 370.79 feet to a point;
2. South 02° 15' 14" West a distance of 118.90 feet to a point;
3. South 89° 20' 44" West a distance of 25.64 feet, to a point on the westerly property line of said 1.754 acre tract and the easterly property line of said 162.738 acre tract;

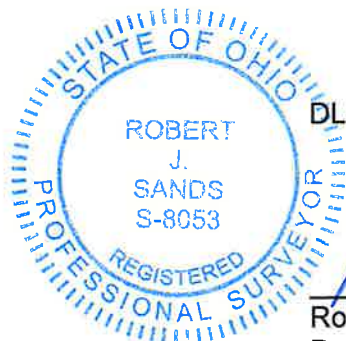
Thence North 02° 06' 18" East a distance of 147.65 feet, along the westerly property line of said 1.754 acre tract, the easterly property line of said 162.738 acre tract, and the easterly property line of a 0.240 acre tract conveyed to Rodnie M. Waugh, Jr. and Tracey D. Waugh by deed of record in Instrument Number 199909140233185, to a point;

Thence North 89° 22' 14" East a distance of 396.41 feet, crossing through the 1.754 acre tract for a distance of 182.01 feet, then along the northerly property line of said 1.754 acre tract and the southerly property line of said 0.246 acre tract, to the true point of beginning;

Containing 0.322 acres, more or less, of which 0.332 acres is contained within Parcel Number 151-00026-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

*Robert J. Sands* 04/25/24  
Robert J. Sands  
Professional Surveyor No. 8053

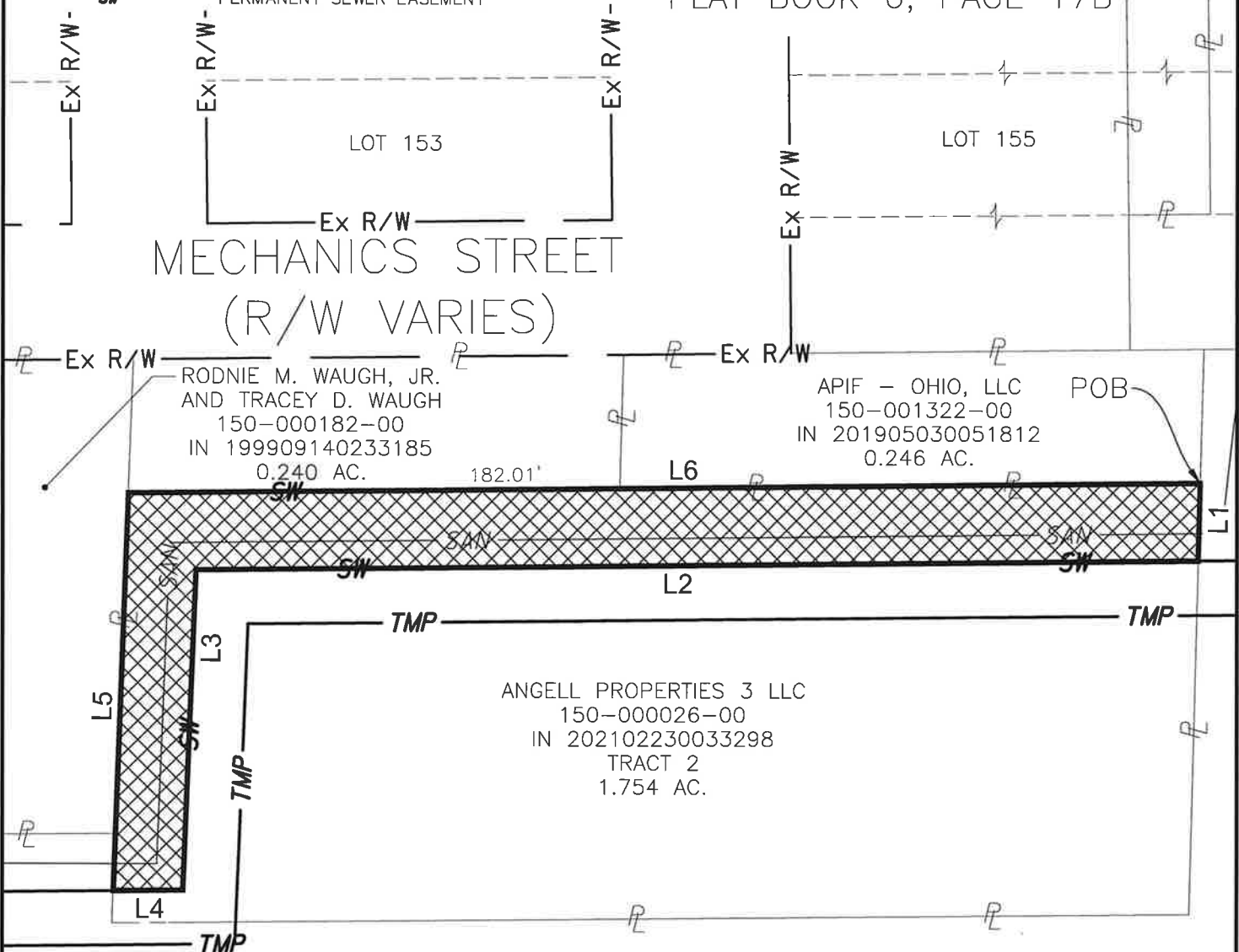


6121 Huntley Road - Columbus, Ohio 43229-1003  
Ph.: (614) 888-0040 Fax: (614) 848-6712

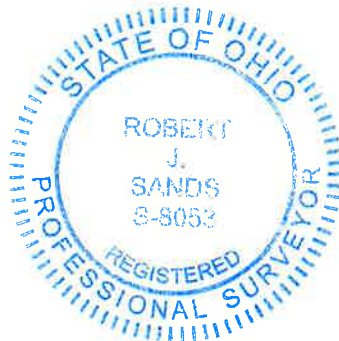
BIG WALNUT SANITARY EASEMENTS  
STATE OF OHIO, FRANKLIN COUNTY,  
HAMILTON TOWNSHIP,  
SECTION 11, T-3-N, R-22-W,  
CONGRESS LANDS  
0.332 ACRE  
PERMANENT SEWER EASEMENT

- LEGEND
- PROPERTY LINE
  - EXISTING RIGHT OF WAY
  - TEMPORARY CONSTRUCTION EASEMENT
  - PERMANENT SEWER EASEMENT

PLAT OF LOCKBOURNE  
PLAT BOOK 6, PAGE 17B

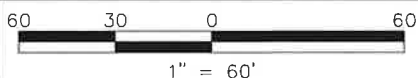


ANGELL PROPERTIES 3 LLC  
150-000210-00  
IN 202102230033298  
TRACT 1  
162.738 AC.



BASIS FOR BEARINGS:  
THE BEARINGS FOR THIS DESCRIPTION ARE  
BASED ON OHIO STATE PLANE COORDINATE  
SYSTEM, SOUTH ZONE, AND THE NORTH  
AMERICAN DATUM OF 1983 WITH THE 2011  
ADJUSTMENT (NAD 83(2011)) WITH THE  
CENTERLINE OF COMMERCE STREET HAVING A  
GRID BEARING OF NORTH 55 DEGREES 45  
MINUTES 53 SECONDS EAST.

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S01°26'48"W	28.74'
L2	S89°22'14"W	370.79'
L3	S02°15'14"W	118.90'
L4	S89°20'44"W	25.64'
L5	N02°06'18"E	147.65'
L6	N89°22'14"E	396.41'



ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053

DATE: 04/25/24

R/W DESIGNER  
DDC  
R/W REVIEWER  
RJS

ANGELL PROPERTIES 3 LLC  
0.228 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 1.754 acre tract as conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at a point at the southwest corner of said 1.754 acre tract and the northerly corner of a 162.738 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence North 02° 06' 18" East a distance of 11.81 feet, along the westerly property line of said 1.754 acre tract and the easterly property line of said 162.738 acre tract, to a point;

Thence crossing through the said 1.754 acre tract for the following three (3) courses:

1. North 89° 20' 44" East a distance of 25.64 feet to a point;
2. North 02° 15' 14" East a distance of 118.90 feet to a point;
3. North 89° 22' 14" East a distance of 370.79 feet, to a point on the easterly property line of said 1.754 acre tract and the westerly property line of said 162.738 acre tract;

Thence South 01° 26' 48" West a distance of 20.01 feet, along the easterly property line of said 1.754 acre tract and the westerly property line of said 162.738 acre tract, to a point;

Thence South 89° 22' 14" West a distance of 351.05 feet, crossing through said 1.754 acre tract to a point;

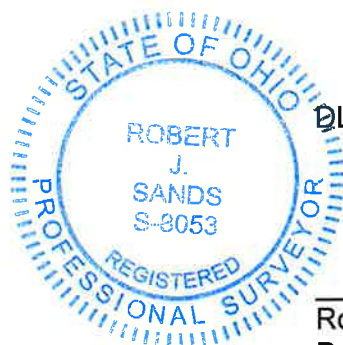
Thence South 02° 15' 14" West a distance of 110.74 feet, continuing through said 1.754 acre tract, to a point on the southerly property line of said 1.754 acre tract and the northerly line of said 162.738 acre tract;

Thence South 89° 25' 48" West a distance of 45.63 feet, along the southerly property line of said 1.754 acre tract and the northerly property line of said 162.738 acre tract, to the true point of beginning;

Containing 0.228 acres, more or less, of which 0.228 acres is contained within Parcel Number 151-000026-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

  
Robert J. Sands  
Professional Surveyor No. 8053

04/25/24

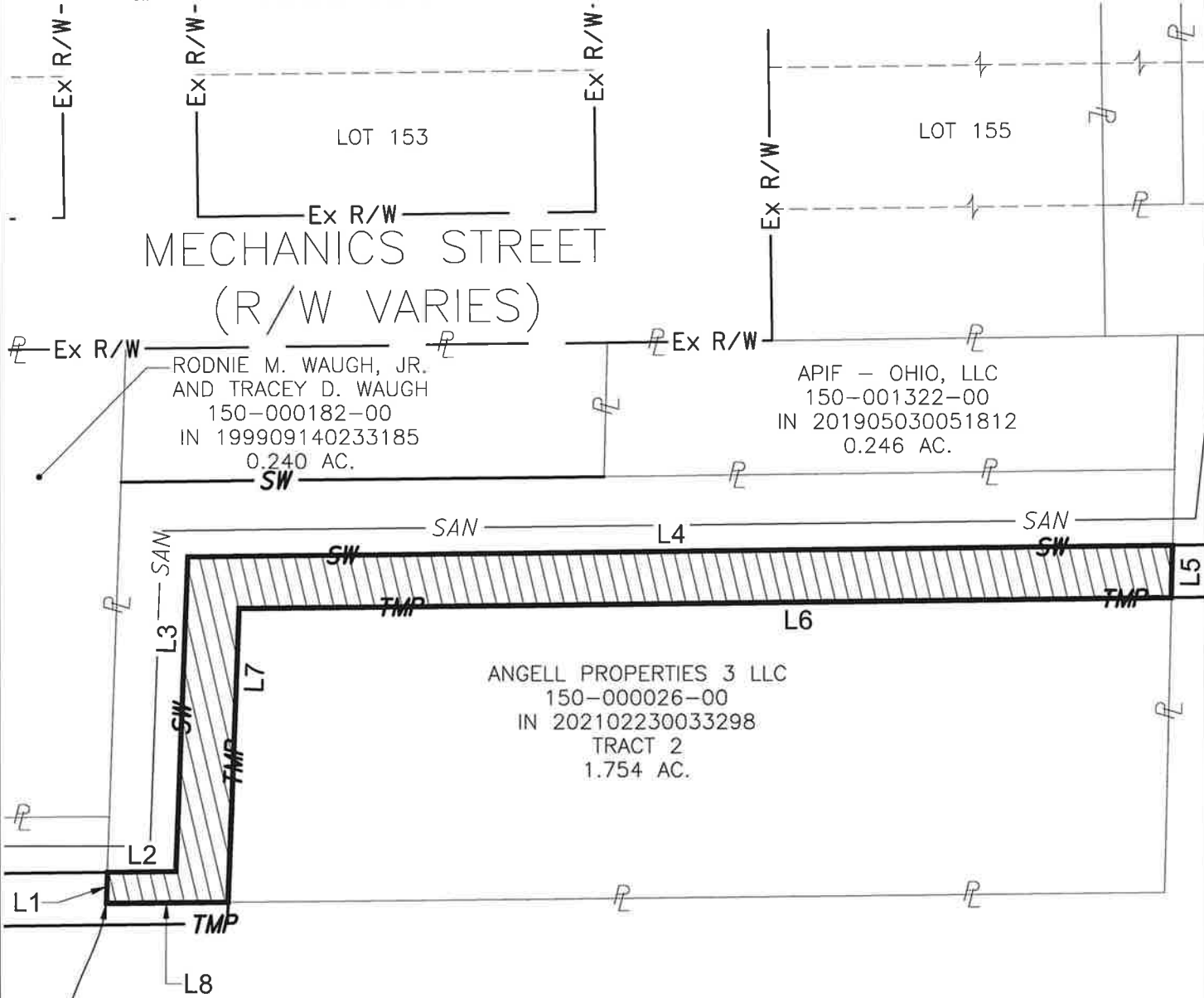


6121 Huntley Road - Columbus, Ohio 43229-1003  
 Ph.: (614) 888-0040 Fax: (614) 848-6712

BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 11, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.228 ACRE  
 TEMPORARY CONSTRUCTION EASEMENT

PLAT OF LOCKBOURNE  
 PLAT BOOK 6, PAGE 17B

- LEGEND
- PROPERTY LINE
  - EX R/W
  - TMP
  - SW



MECHANICS STREET  
 (R/W VARIES)

RODNIÉ M. WAUGH, JR.  
 AND TRACEY D. WAUGH  
 150-000182-00  
 IN 199909140233185  
 0.240 AC.

APIF - OHIO, LLC  
 150-001322-00  
 IN 201905030051812  
 0.246 AC.

ANGELL PROPERTIES 3 LLC  
 150-000026-00  
 IN 202102230033298  
 TRACT 2  
 1.754 AC.

ANGELL PROPERTIES 3 LLC  
 150-000210-00  
 IN 202102230033298  
 TRACT 1  
 162.738 AC.

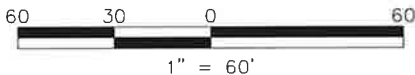
POB

PARCEL LINE SEGMENT TABLE

LINE	BEARING	DISTANCE
L1	N02°06'18"E	11.81'
L2	N89°20'44"E	25.64'
L3	N02°15'14"E	118.90'
L4	N89°22'14"E	370.79'
L5	S01°26'48"W	20.01'
L6	S89°22'14"W	351.05'
L7	S02°15'14"W	110.74'
L8	S89°25'48"W	45.63'



BASIS FOR BEARINGS:  
 THE BEARINGS FOR THIS DESCRIPTION ARE  
 BASED ON OHIO STATE PLANE COORDINATE  
 SYSTEM, SOUTH ZONE, AND THE NORTH  
 AMERICAN DATUM OF 1983 WITH THE 2011  
 ADJUSTMENT (NAD 83(2011)) WITH THE  
 CENTERLINE OF COMMERCE STREET HAVING A  
 GRID BEARING OF NORTH 55 DEGREES 45  
 MINUTES 53 SECONDS EAST.



ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053

04/25/24

DATE:

R/W DESIGNER  
 DDC  
 R/W REVIEWER  
 RJS

ANGELL PROPERTIES 3 LLC  
0.408 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 162.738 acre tract as conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a point at the northwest corner of said 162.738 acre tract and on the southerly right-of-way line of the Alley (21' wide) as shown in the Plat of Lockbourne of record in Plat Book 6, Page 17B;

Thence South 03° 31' 00" West a distance of 15.17 feet, along the westerly property line of said 162.738 acre tract and the easterly property line of a 0.630 acre tract conveyed to Robert K. Clark by deed of record in Instrument Number 202006260092215, to the true point of beginning;

Thence South 77° 48' 22" East a distance of 775.38 feet, crossing said 162.738 acre tract, to a point;

Thence North 89° 20' 44" East a distance of 291.31 feet, continuing through said 162.738 acre tract, to a point on the easterly property line of said 162.738 acre tract and the westerly property line of a 1.754 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence South 02° 06' 18" West a distance of 11.81 feet, along the easterly property line of said 162.738 acre tract and the westerly property line of said 1.754 acre tract, to a point at the southwest corner of said 1.754 acre tract;

Thence North 89° 25' 48" East a distance of 45.63 feet, along the northerly property line of said 162.738 acre tract and the southerly property line of said 1.754 acre tract, to a point;

Thence crossing through the 162.738 acre tract for the following seven (7) courses:

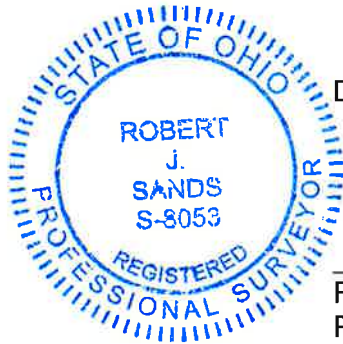
1. South 02° 15' 14" West a distance of 8.15 feet to a point;
2. South 89° 20' 44" West a distance of 338.21 feet to a point;
3. North 77° 48' 22" West a distance of 392.93 feet, to a point;
4. North 12° 11' 38" East a distance of 10.00 feet, to a point;
5. North 77° 48' 22" West a distance of 392.93 feet, to a point;
6. South 12° 11' 38" West a distance of 10.00 feet, to a point;
7. North 77° 48' 22" West a distance of 175.87 feet, to a point on the westerly property line of said 162.738 acre tract and the easterly property line of said 0.630 acre tract;

Thence North 03° 31' 00" East a distance of 20.23 feet, along the westerly property line of said 162.738 acre tract and the easterly property line of said 0.630 acre tract, to the true point of beginning;

Containing 0.408 acres, more or less, of which 0.408 acres is contained within Parcel Number 151-000210-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

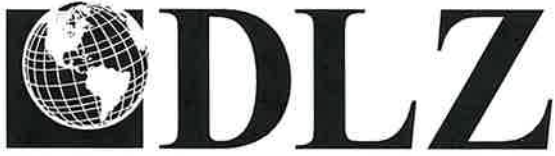
The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

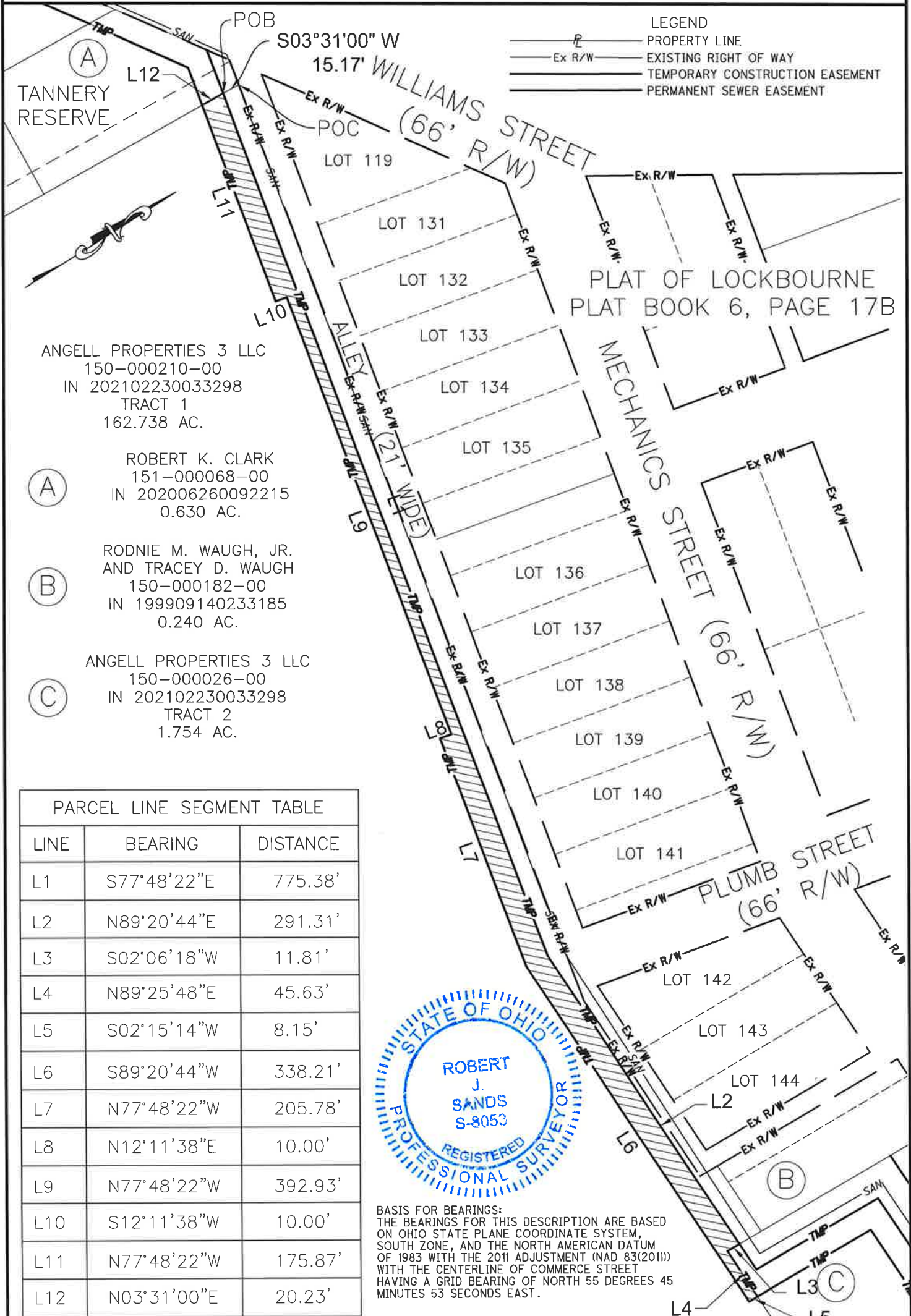
*Robert J. Sands* 03/24/25

Robert J. Sands  
Professional Surveyor No. 8053



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

BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 11, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.408 ACRE  
 TEMPORARY CONSTRUCTION EASEMENT



ANGELL PROPERTIES 3 LLC  
 150-000210-00  
 IN 202102230033298  
 TRACT 1  
 162.738 AC.

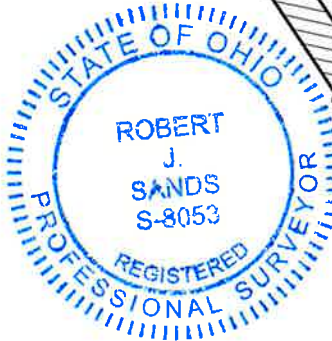
ROBERT K. CLARK  
 151-000068-00  
 IN 202006260092215  
 0.630 AC.

RODNI M. WAUGH, JR.  
 AND TRACEY D. WAUGH  
 150-000182-00  
 IN 199909140233185  
 0.240 AC.

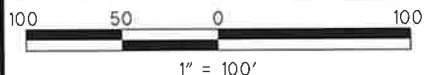
ANGELL PROPERTIES 3 LLC  
 150-000026-00  
 IN 202102230033298  
 TRACT 2  
 1.754 AC.

PARCEL LINE SEGMENT TABLE

LINE	BEARING	DISTANCE
L1	S77°48'22"E	775.38'
L2	N89°20'44"E	291.31'
L3	S02°06'18"W	11.81'
L4	N89°25'48"E	45.63'
L5	S02°15'14"W	8.15'
L6	S89°20'44"W	338.21'
L7	N77°48'22"W	205.78'
L8	N12°11'38"E	10.00'
L9	N77°48'22"W	392.93'
L10	S12°11'38"W	10.00'
L11	N77°48'22"W	175.87'
L12	N03°31'00"E	20.23'



BASIS FOR BEARINGS:  
 THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.



ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053

DATE: 03/24/25

R/W DESIGNER: DDC  
 R/W REVIEWER: RJS

CSX TRANSPORTATION INC.  
CHESAPEAKE & OHIO RY  
0.149 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a parcel of land as conveyed to CSX Transportation INC. Chesapeake & Ohio RY by deed of record in Right-of-Way and Track Map Volume 46, Page 7 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at the intersection of the southerly right-of-way line of Lozier Lane (49.5' wide) and the easterly right-of-way line of the East Alley (16.5' wide) shown in the Plat of Lockbourne of record in Plat Book 6, Page 17B;

Thence South 03° 32' 35" West a distance of 30.08 feet, along the westerly right-of-way line of said Chesapeake & Ohio Railway and the easterly property line of a 162.738 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298, to the true point of beginning;

Thence crossing through the right-of-way of the said Chesapeake & Ohio Railway for the following seven (7) courses:

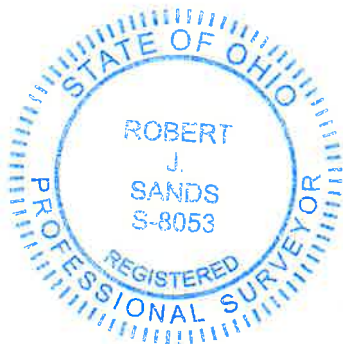
1. North 89° 20' 44" East a distance of 52.17 feet to a point;
2. North 36° 19' 34" East a distance of 211.48 feet to a point;
3. North 53° 11' 58" West a distance of 30.06 feet to a point;
4. North 36° 18' 40" East a distance of 20.00 feet to a point;
5. South 53° 11' 58" East a distance of 50.07 feet to a point;
6. South 36° 19' 34" East a distance of 241.29 feet to a point;
7. South 89° 20' 44" West a distance of 63.61 feet, to a point on the westerly right-of-way line of said Chesapeake & Ohio Railway and the easterly property line of said 162.738 acre tract;

Thence North 03° 32' 35" East a distance of 20.05 feet, along the westerly right-of-way line of said Chesapeake & Ohio Railway and the easterly property line of said 162.738 acre tract, to the true point of beginning;


Containing 0.149 acres, more or less, of which 0.149 acres is contained within Parcel Number 150-000030-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

  
Robert J. Sands  
Professional Surveyor No. 8053



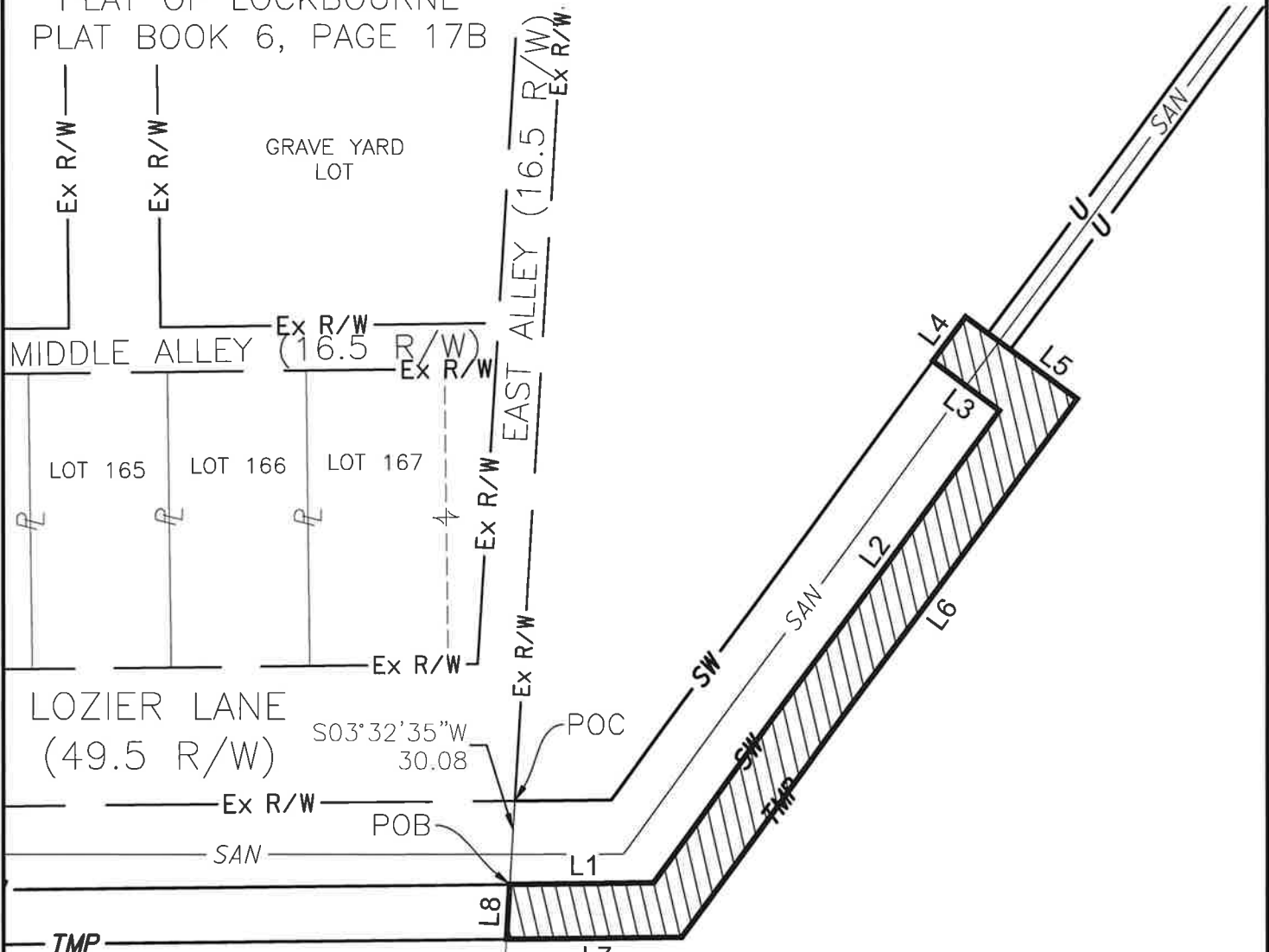
6121 Huntley Road - Columbus, Ohio 43229-1003  
 Ph.: (614) 888-0040 Fax: (614) 848-6712

BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 11, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.149 ACRE  
 TEMPORARY CONSTRUCTION EASEMENT

LEGEND

	PROPERTY LINE
	EXISTING RIGHT OF WAY
	TEMPORARY CONSTRUCTION EASEMENT
	PERMANENT SEWER EASEMENT
	PERMANENT SUBTERRANEAN EASEMENT

PLAT OF LOCKBOURNE  
 PLAT BOOK 6, PAGE 17B

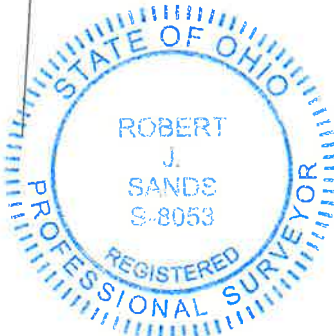


LOZIER LANE  
 (49.5 R/W)  
 S03°32'35"W  
 30.08

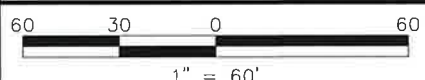
CSX TRANSPORTATION INC.  
 CHESAPEAKE & OHIO RY  
 150-000030-00  
 BOOK 46, PAGE 7

ANGELL PROPERTIES 3 LLC  
 150-000210-00  
 IN 202102230033298  
 TRACT 1  
 162.738 AC.

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	N89°20'44"E	52.17'
L2	N36°19'34"E	211.48'
L3	N53°11'58"W	30.06'
L4	N36°18'40"E	20.00'
L5	S53°11'58"E	50.07'
L6	S36°19'34"W	241.29'
L7	S89°20'44"W	63.61'
L8	N03°32'35"E	20.05'



BASIS FOR BEARINGS:  
 THE BEARINGS FOR THIS DESCRIPTION ARE  
 BASED ON OHIO STATE PLANE COORDINATE  
 SYSTEM, SOUTH ZONE, AND THE NORTH  
 AMERICAN DATUM OF 1983 WITH THE 2011  
 ADJUSTMENT (NAD 83(2011)) WITH THE  
 CENTERLINE OF COMMERCE STREET HAVING A  
 GRID BEARING OF NORTH 55 DEGREES 45  
 MINUTES 53 SECONDS EAST.



*Robert J. Sands*  
 04/25/24  
 ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE:

R/W DESIGNER  
 DDC  
 R/W REVIEWER  
 RJS

CSX TRANSPORTATION INC.  
CHESAPEAKE & OHIO RY  
0.171 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a parcel of land as conveyed to CSX Transportation INC. Chesapeake & Ohio RY by deed of record in Right-of-Way and Track Map Volume 46, Page 7 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at the intersection of the southerly right-of-way line of Lozier Lane (49.5' wide) and the easterly right-of-way line of the East Alley (16.5' wide) shown in the Plat of Lockbourne of record in Plat Book 6, Page 17B;

Thence crossing through the said right-of-way of the Chesapeake & Ohio Railway for the following five (5) courses:

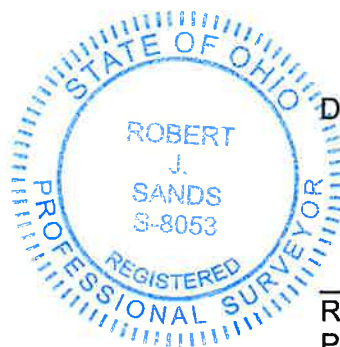
1. North 89° 20' 44" East a distance of 35.00 feet to a point;
2. North 36° 18' 40" East a distance of 196.77 feet to a point;
3. South 53° 11' 58" East a distance of 30.06 feet to a point;
4. South 36° 19' 34" West a distance of 211.48 feet to a point;
5. South 89° 20' 44" West a distance of 52.17 feet, to a point on the westerly right-of-way line of said Chesapeake & Ohio Railway and the easterly property line of a 162.738 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence North 03° 32' 35" East a distance of 30.08 feet, along the westerly right-of-way line of said Chesapeake & Ohio Railway and the easterly property line of said 162.738 acre tract, to the true point of beginning;


Containing 0.171 acres, more or less, of which 0.171 acres is contained within Parcel Number 150-000030-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

  
Robert J. Sands  
Professional Surveyor No. 8053

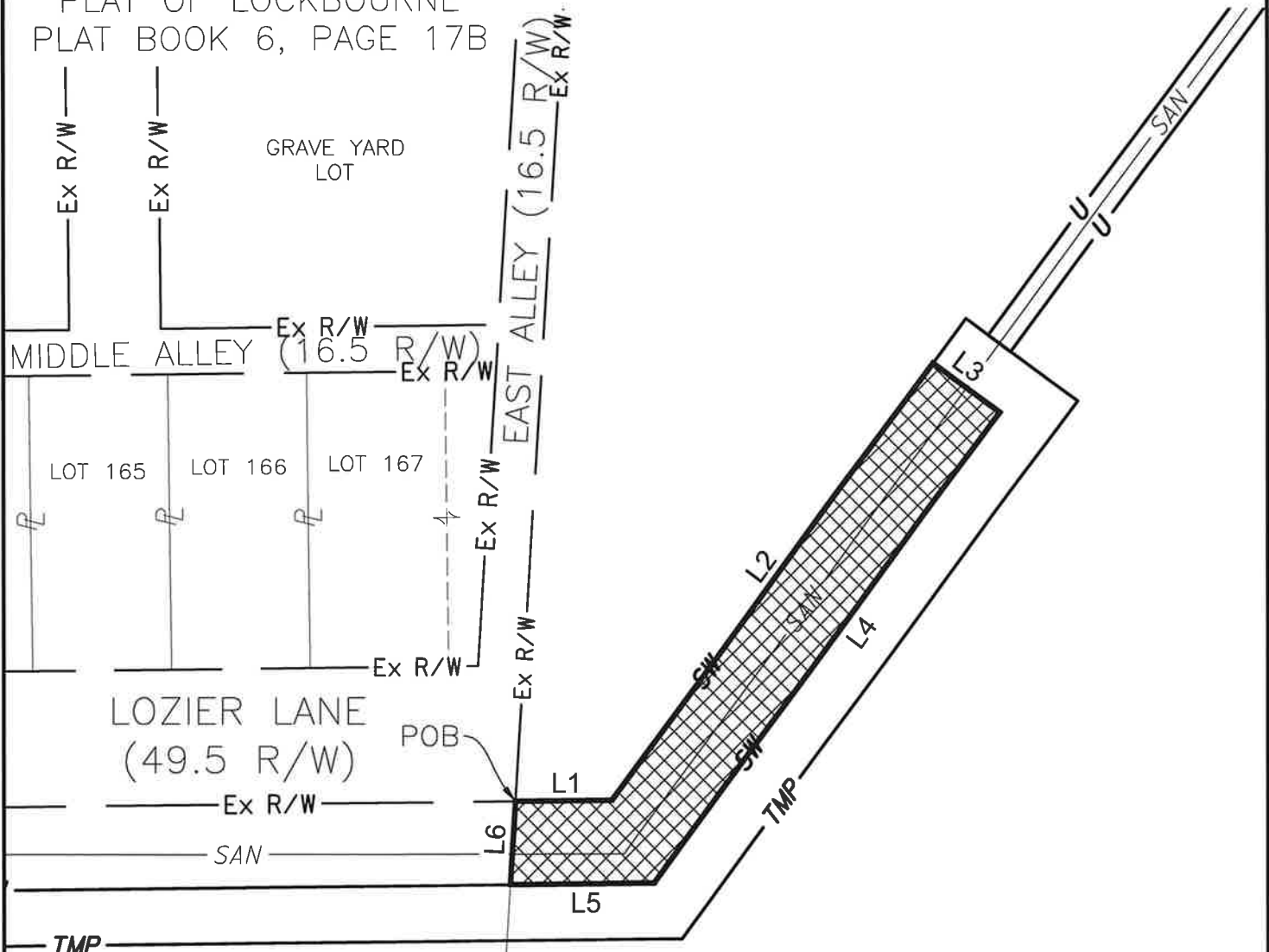


6121 Huntley Road - Columbus, Ohio 43229-1003  
 Ph.: (614) 888-0040 Fax: (614) 848-6712

BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 11, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.171 ACRE  
 PERMANENT SEWER EASEMENT

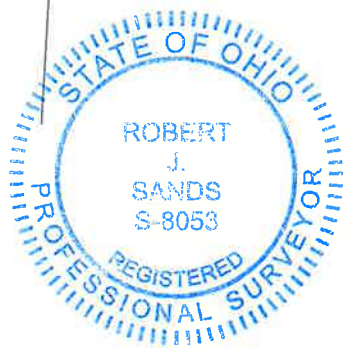
- LEGEND
- PROPERTY LINE
  - EXISTING RIGHT OF WAY
  - TEMPORARY CONSTRUCTION EASEMENT
  - PERMANENT SEWER EASEMENT
  - PERMANENT SUBTERRANEAN EASEMENT

PLAT OF LOCKBOURNE  
 PLAT BOOK 6, PAGE 17B



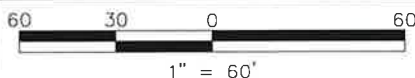
ANGELL PROPERTIES 3 LLC  
 150-000210-00  
 IN 202102230033298  
 TRACT 1  
 162.738 AC.

CSX TRANSPORTATION INC.  
 CHESAPEAKE & OHIO RY  
 150-000030-00  
 BOOK 46, PAGE 7



BASIS FOR BEARINGS:  
 THE BEARINGS FOR THIS DESCRIPTION ARE  
 BASED ON OHIO STATE PLANE COORDINATE  
 SYSTEM, SOUTH ZONE, AND THE NORTH  
 AMERICAN DATUM OF 1983 WITH THE 2011  
 ADJUSTMENT (NAD 83(2011)) WITH THE  
 CENTERLINE OF COMMERCE STREET HAVING A  
 GRID BEARING OF NORTH 55 DEGREES 45  
 MINUTES 53 SECONDS EAST.

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	N89°20'44"E	35.00'
L2	N36°18'40"E	196.77'
L3	S53°11'58"E	30.06'
L4	S36°19'34"W	211.48'
L5	S89°20'44"W	52.17'
L6	N03°32'35"E	30.08'



*Robert J. Sands*  
 ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER  
 DDC  
 R/W REVIEWER  
 RJS

CSX TRANSPORTATION INC.  
CHESAPEAKE & OHIO RY  
PERMANENT SUBTERRANEAN EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a parcel of land as conveyed to CSX Transportation INC. Chesapeake & Ohio RY by deed of record in Right-of-Way and Track Map Volume 46, Page 7 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a point at the intersection of the easterly right-of-way line of said Chesapeake & Ohio Railway and the centerline of Commerce Street (66' wide);

Thence South 21° 44' 07" East a distance of 358.40 feet, along the easterly right-of-way line of said Chesapeake & Ohio Railway and the westerly property line of a 4.778 acre tract conveyed to Columbus and Southern Ohio Electric Company by deed of record in Volume 3416, Page 239 to a point of curvature;

Thence along a curve to the left with a radius of 1941.60 feet, a delta angle of 09° 24' 45", an arc length of 318.97 feet, and having a chord distance of 318.61 feet and a chord bearing South 26° 26' 30" East, continuing along the easterly right-of-way line of said Chesapeake & Ohio Railway and the westerly property line of said 4.778 acre tract, to the true point of beginning;

Thence continuing along that curve to the left with a radius of 1941.60 feet, a delta angle of 00° 19' 09", an arc length of 10.81 feet, and having a chord distance of 10.81 feet and a chord bearing South 31° 18' 27" East, continuing along the easterly right-of-way line of said Chesapeake & Ohio Railway and the westerly property line of said 4.778 acre tract to a point;

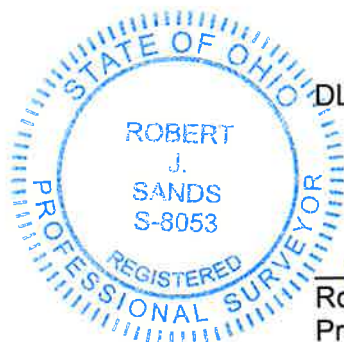
Thence crossing through the said right-of-way of the Chesapeake & Ohio Railway for the following three (3) courses:

1. South 36° 18' 56" West a distance of 318.42 feet to a point;
2. North 53° 41' 04" West a distance of 10.00 feet to a point;
3. North 36° 18' 56" East a distance of 322.54 feet to the true point of beginning;


Containing 0.074 acres, more or less, of which 0.074 acres is contained within Parcel Number 150-000030-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

  
Robert J. Sands  
Professional Surveyor No. 8053



DRCS RAIL SITE 7 LLC  
0.472 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 12, Township 3, Range 22, Congress Lands, and lying on, over, and across a 32.329 acre tract as conveyed to DRCS Rail Site 7 LLC by deed of record in Instrument Number 202205020066768 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a point at the southwest corner of said 32.329 acre tract and on the easterly right-of-way of Vause Road (66' wide)

Thence North 03° 25' 02" East a distance of 6.48 feet, along the westerly property line of said 32.329 acre tract and the easterly right-of-way line of said Vause Road to the true point of beginning;

Thence North 03° 25' 02" East a distance of 22.98 feet, continuing along the westerly property line of said 32.329 acre tract and the easterly right-of-way line of Vause Road to a point;

Thence crossing through the said 32.329 acre tract for the following six (6) courses:

1. South 57° 04' 21" East a distance of 33.53 feet to a point;
2. South 86° 38' 26" East a distance of 1115.28 feet to a point;
3. North 48° 21' 44" East a distance of 56.79 feet to a point;
4. South 86° 38' 26" East a distance of 290.36 feet to a point;
5. North 82° 06' 38" East a distance of 94.54 feet to a point;
6. North 37° 06' 41" East a distance of 41.36 feet to a point of curvature on the easterly property line of said 32.329 acre tract and the westerly right-of-way line of Rickenbacker Parkway West (140' wide);

Thence along a curve to the right with a radius of 905.94 feet, a delta angle of 01° 46' 21", an arc length of 28.02 feet, having a chord distance of 28.02 feet and a chord bearing of South 08° 25' 26" East, along the easterly line of said 32.329 acre tract and the westerly right-of-way line of Rickenbacker Parkway West to a point;

Thence crossing through the said 32.329 acre tract for the following four (4) courses:

1. South 37° 06' 41" West a distance of 30.02 feet to a point;
2. South 82° 06' 38" West a distance of 104.79 feet to a point;
3. North 86° 38' 26" West a distance of 284.05 feet to a point;
4. South 48° 21' 44" West a distance of 37.14 feet to a point on the southerly property line of said 32.329 acre tract and the northerly line of a 41.463 acre tract conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200603220053406;

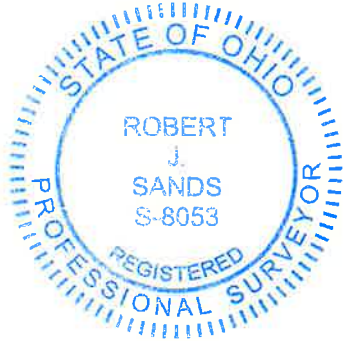
Thence North 86° 58' 44" West a distance of 1013.60 feet, along the southerly line of said 32.329 acre tract and the northerly line of said 41.463 acre tract, to a point on the southerly line of said 32.329 acre tract and the northerly line of a 241.695 acre tract conveyed to Columbus Municipal Airport Authority by deed of record in Instrument Number 200705300093032;

Thence North 57° 04' 21" West a distance of 12.99 feet, crossing through the said 32.329 acre tract, to the true point of beginning;


Containing 0.472 acres, more or less, of which 0.472 acres is contained within Parcel Number 150-002704-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

  
Robert J. Sands  
Professional Surveyor No. 8053



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

BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 12, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.472 ACRE  
 TEMPORARY CONSTRUCTION EASEMENT

- LEGEND
- PROPERTY LINE
  - Ex R/W
  - TEMPORARY CONSTRUCTION EASEMENT
  - PERMANENT SEWER EASEMENT



BASIS FOR BEARINGS:  
 THE BEARINGS FOR THIS DESCRIPTION ARE  
 BASED ON OHIO STATE PLANE COORDINATE  
 SYSTEM, SOUTH ZONE, AND THE NORTH  
 AMERICAN DATUM OF 1983 WITH THE 2011  
 ADJUSTMENT (NAD 83(2011)) WITH THE  
 CENTERLINE OF COMMERCE STREET HAVING A  
 GRID BEARING OF NORTH 55 DEGREES 45  
 MINUTES 53 SECONDS EAST.

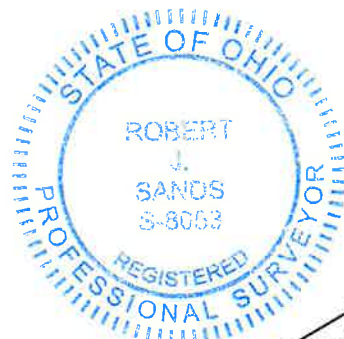
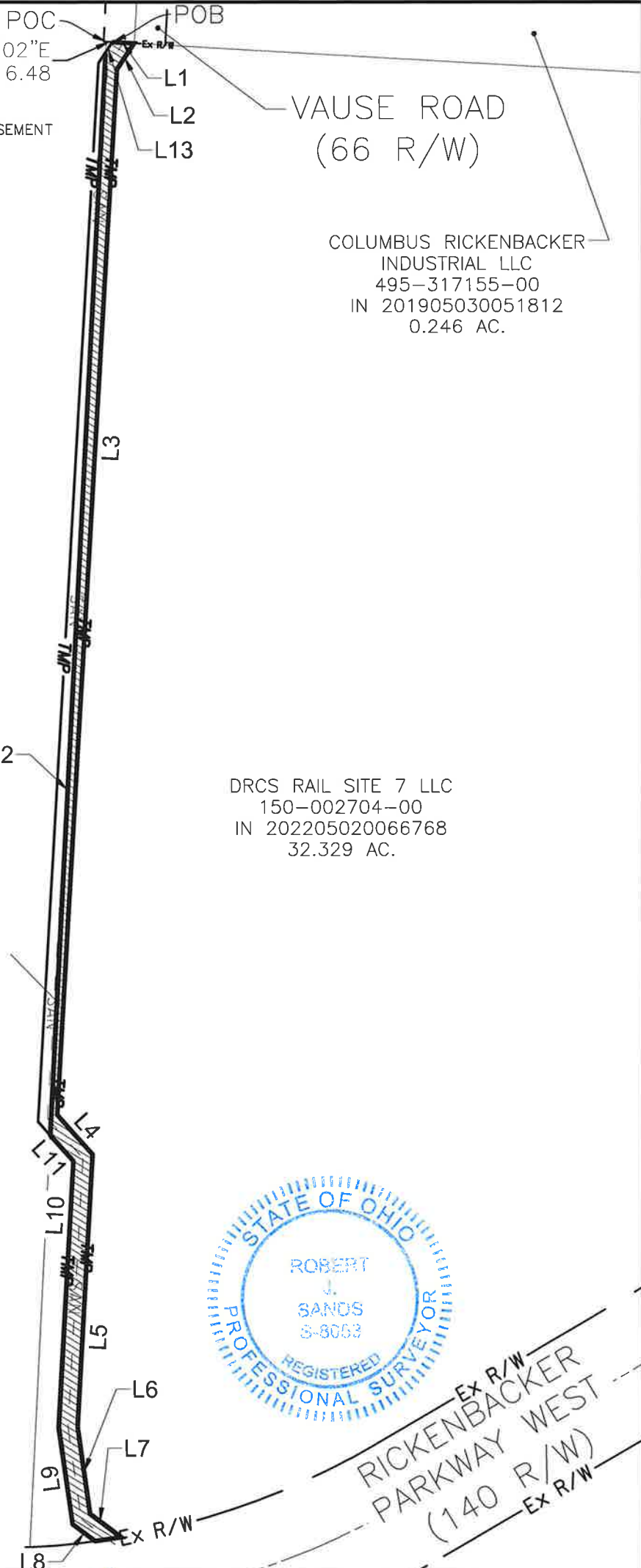
COLUMBUS MUNICIPAL  
 AIRPORT AUTHORITY  
 150-002437-00  
 IN 200705300093032  
 TRACT 2  
 241.695 AC.

COLUMBUS REGIONAL  
 AIRPORT AUTHORITY  
 150-002682-00  
 IN 200603220053406  
 41.463 AC.

COLUMBUS RICKENBACKER  
 INDUSTRIAL LLC  
 495-317155-00  
 IN 201905030051812  
 0.246 AC.

DRCS RAIL SITE 7 LLC  
 150-002704-00  
 IN 202205020066768  
 32.329 AC.

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	N03°25'02"E	22.98'
L2	S57°04'21"E	33.53'
L3	S86°38'26"E	1115.28'
L4	N48°21'44"E	56.79'
L5	S86°38'26"E	290.36'
L6	N82°06'38"E	94.54'
L7	N37°06'41"E	41.36'
L8	S37°06'41"W	30.02'
L9	S82°06'38"W	104.79'
L10	N86°38'26"W	284.05'
L11	S48°21'44"W	37.14'
L12	N86°58'44"W	1013.60'
L13	N57°04'21"W	12.99'



Ex R/W  
 RICKENBACKER  
 PARKWAY WEST  
 (140 R/W)  
 Ex R/W



*Robert J. Sands*  
 ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER  
 DDC  
 R/W REVIEWER  
 RJS

NORFOLK & WESTERN RY CO.  
0.029 ACRE PERMANENT SUBTERRANEAN SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a parcel of land as conveyed to Norfolk & Western RY Company by deed of record in Right-of-way and Track Map Volume 18, Page 79 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a Railroad Spike found at the intersection of the easterly right-of-way line of said Norfolk & Western Railway and the centerline of Commerce Street (66' wide);

Thence along a curve to the left with a radius of 1871.13 feet, a delta angle of  $01^{\circ} 06' 36''$ , an arc length of 36.25 feet, and having a chord distance of 36.25 feet and a chord bearing South  $09^{\circ} 41' 00''$  East, along the easterly right-of-way line of said Norfolk & Western Railway and the westerly property line of a 241.695 acre tract conveyed to Columbus Municipal Airport Authority by deed of record in Instrument Number 200705300093032, to a point on the southerly right-of-way line of Commerce Street;

Thence South  $16^{\circ} 42' 41''$  East a distance of 68.81 feet, along the easterly right-of-way line of said Norfolk & Western Railway and the westerly property line of said 241.695 acre tract to the true point of beginning;

Thence South  $16^{\circ} 42' 41''$  East a distance of 10.44 feet, continuing along the easterly right-of-way line of said Norfolk & Western Railway and the westerly property line of said 241.695 acre tract to a point;

Thence South  $55^{\circ} 44' 43''$  West a distance of 128.09 feet, crossing through the right-of-way of said Norfolk & Western Railway, to a point of curvature on the westerly right-of-way line of said Norfolk & Western Railway and the easterly property line of a 4.778 acre tract conveyed to Columbus and Southern Ohio Electric Company by deed of record in Volume 3416 and Page 239;

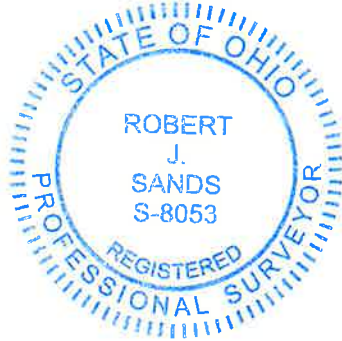
Thence along a curve to the right with a radius of 1850.62 feet, a delta angle of  $00^{\circ} 19' 53''$ , an arc length of 10.70', and having a chord distance of 10.70 feet and a chord bearing North  $13^{\circ} 21' 28''$  West, along the westerly right-of-way line of said Norfolk & Western Railway and the easterly property line of said 4.778 acre tract to a point;

Thence North  $55^{\circ} 45' 53''$  East a distance of 127.42 feet, crossing through the right-of-way of said Norfolk & Western Railway, to the true point of beginning;

Containing 0.029 acres, more or less, of which 0.029 acres is contained within Parcel Number 150-000111-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

 02/25/24  
Robert J. Sands  
Professional Surveyor No. 8053



RONALD G. RAINES AND NANCY RAINES  
0.012 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 1.562 acre tract as conveyed to Ronald G. Raines and Nancy Raines by deed of record in Instrument Number 200403010043592 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at the easterly corner of said 1.562 acre tract and the northerly right-of-way line of Canal Road (30' wide);

Thence South 17° 10' 18" West a distance of 58.95 feet, along the northerly right-of-way line of Canal Road and through the said 1.562 acre tract, to a point;

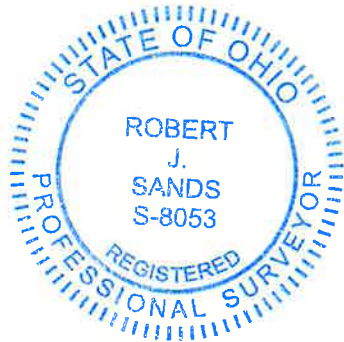
Thence North 15° 41' 28" West a distance of 31.59 feet, crossing through the said 1.562 acre tract, to a point on the easterly property line of said 1.562 acre tract and the southerly line of the Ohio and Erie Canal;

Thence North 45° 02' 23" East a distance of 36.67 feet, along the easterly property line of said 1.562 acre tract and the southerly line of the Ohio and Erie Canal, to the true point of beginning;


Containing 0.012 acres, more or less, of which 0.012 acres is contained within Parcel Number 150-000737-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

 04/25/24  
\_\_\_\_\_  
Robert J. Sands  
Professional Surveyor No. 8053

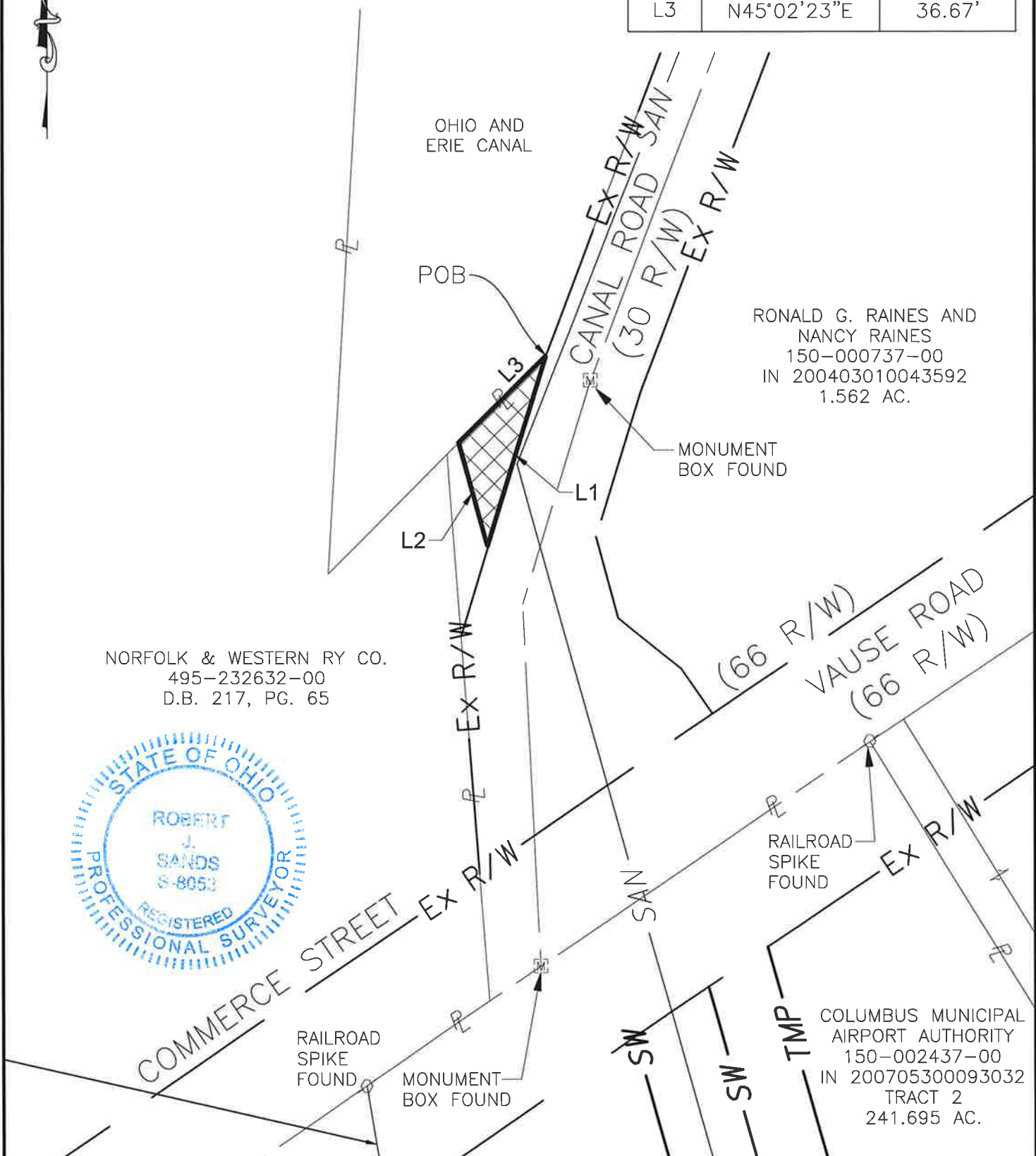


6121 Huntley Road - Columbus, Ohio 43229-1003  
 Ph.: (614) 888-0040 Fax: (614) 848-6712

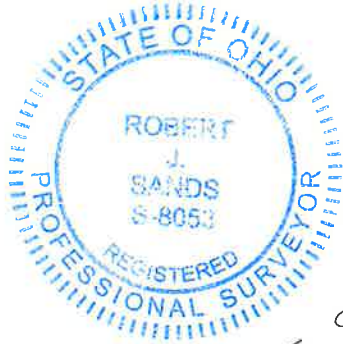
BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 11, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.012 ACRE  
 PERMANENT SEWER EASEMENT

- LEGEND
- PROPERTY LINE
  - EXISTING RIGHT OF WAY
  - TEMPORARY CONSTRUCTION EASEMENT
  - PERMANENT SEWER EASEMENT

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S17°10'18"W	58.95'
L2	N15°41'28"W	31.59'
L3	N45°02'23"E	36.67'



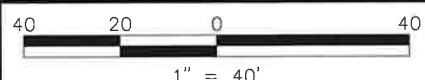
NORFOLK & WESTERN RY CO.  
 495-232632-00  
 D.B. 217, PG. 65



RONALD G. RAINES AND  
 NANCY RAINES  
 150-000737-00  
 IN 200403010043592  
 1.562 AC.

COLUMBUS MUNICIPAL  
 AIRPORT AUTHORITY  
 150-002437-00  
 IN 200705300093032  
 TRACT 2  
 241.695 AC.

BASIS FOR BEARINGS:  
 THE BEARINGS FOR THIS DESCRIPTION ARE  
 BASED ON OHIO STATE PLANE COORDINATE  
 SYSTEM, SOUTH ZONE, AND THE NORTH  
 AMERICAN DATUM OF 1983 WITH THE 2011  
 ADJUSTMENT (NAD 83(2011)) WITH THE  
 CENTERLINE OF COMMERCE STREET HAVING A  
 GRID BEARING OF NORTH 55 DEGREES 45  
 MINUTES 53 SECONDS EAST.



*Robert J. Sands*  
 ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER  
 DDC  
 R/W REVIEWER  
 RJS

COLUMBUS REGIONAL AIRPORT AUTHORITY  
25' PERMANENT SANITARY SEWER EASEMENT  
0.006 ACRE

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3 North, Range 22 West, Congress Lands, and lying on, over, and across a 161.056 acre tract as conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200701090004915 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at Franklin County Geodetic Survey Monument 5171 on the centerline of Canal Road (30' wide);

Thence North 20°50'12" East a distance of 262.17 feet along said centerline to a point on the northerly line of that 1.076 acre tract conveyed to Ronnie G. Raines and Nancy Raines by deed of record in Deed Book 3689, Page 609 and being on the line common to said 161.056 acre tract;

Thence South 86° 19'50" East a distance of 13.07 feet crossing the right of way of Canal Road to a point on the existing easterly right of way line of Canal Road;

Thence North 20° 53'07" East a distance of 16.62 feet along the easterly right of way line of Canal Road to the True Point of Beginning;

Thence North 20°53'07" East a distance of 27.26 feet continuing with the easterly right of way line of Canal Road to a point;

Thence North 82°35'19" East a distance of 11.58 feet to a point on the westerly line of an existing Sanitary Sewer Easement of record in Instrument Number 201108170102523;

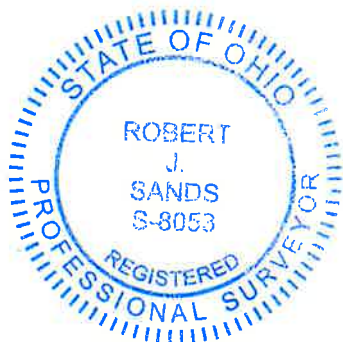
Thence South 20°53'03" West a distance of 27.26 feet along the westerly line of said Sanitary Sewer Easement and across said 161.056 acre tract to a point;

Thence South 82°35'19" West a distance of 11.58 feet crossing said 161.056 acre tract the True Point of Beginning.

Containing 0.006 acres, more or less, of which 0.006 acres is contained within Parcel Number 150-000213-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Canal Road having a Grid bearing of North 20° 50' 12" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor Number 8053.



DLZ Ohio, Inc.

  
Robert J. Sands  
Professional Surveyor No. 8053

09/10/24



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

BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 11, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.006 ACRE

25' PERMANENT SANITARY SEWER EASEMENT

LEGEND

- PROPERTY LINE
- EXISTING RIGHT OF WAY
- PERMANENT SEWER EASEMENT
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	S86°19'50"E	13.07'
L2	N20°53'07"E	16.62'
L3	N20°53'07"E	27.26'
L4	N82°35'19"E	11.58'
L5	S20°53'03"W	27.26'
L6	S82°35'19"W	11.58'



25' PERMANENT  
 SANITARY SEWER  
 EASEMENT  
 0.006 AC.

OHIO AND  
 ERIE CANAL

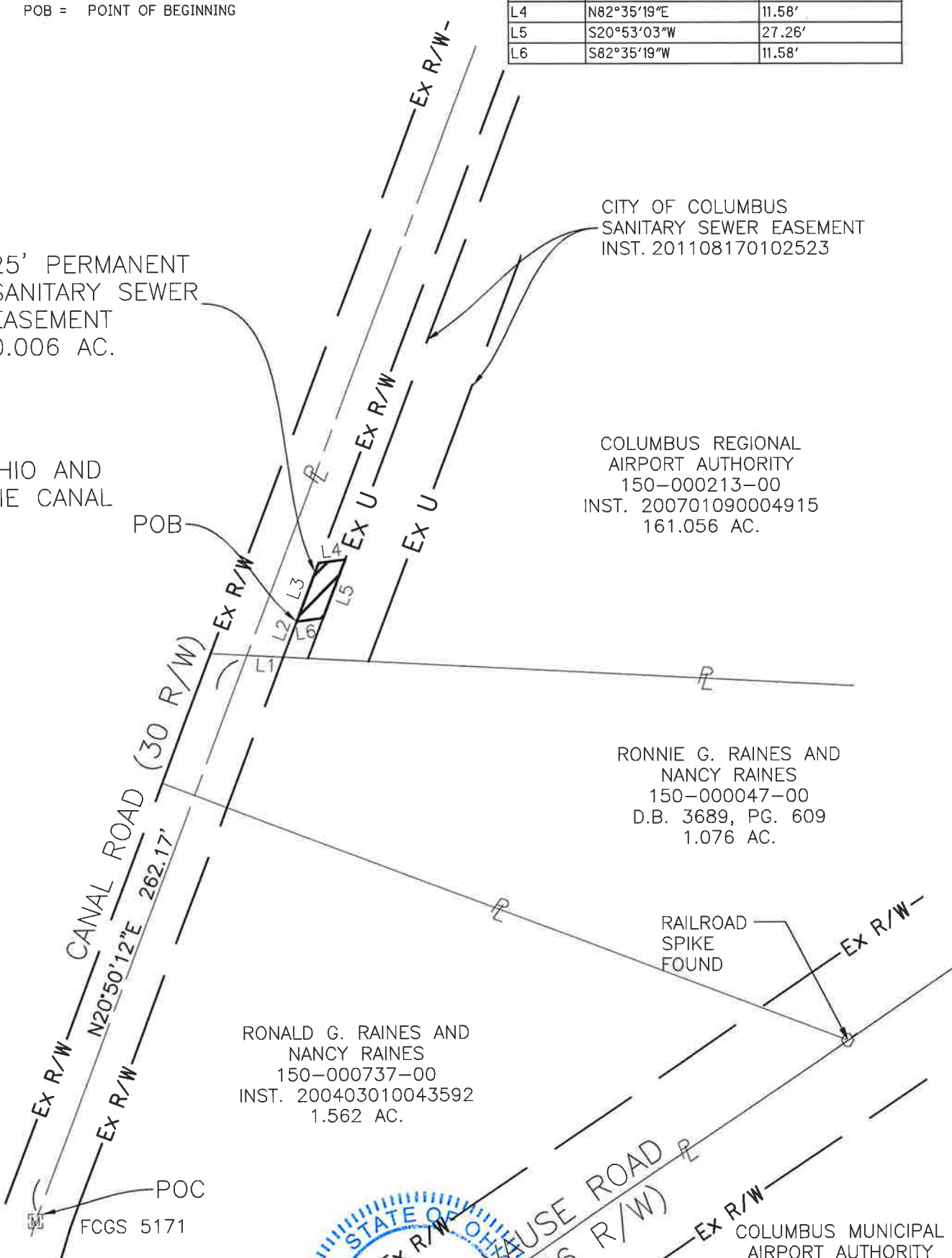
CITY OF COLUMBUS  
 SANITARY SEWER EASEMENT  
 INST. 201108170102523

COLUMBUS REGIONAL  
 AIRPORT AUTHORITY  
 150-000213-00  
 INST. 200701090004915  
 161.056 AC.

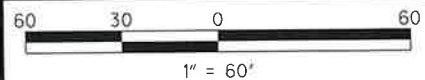
RONNIE G. RAINES AND  
 NANCY RAINES  
 150-000047-00  
 D.B. 3689, PG. 609  
 1.076 AC.

RONALD G. RAINES AND  
 NANCY RAINES  
 150-000737-00  
 INST. 200403010043592  
 1.562 AC.

COLUMBUS MUNICIPAL  
 AIRPORT AUTHORITY  
 150-002437-00  
 INST. 200705300093032  
 TRACT 2  
 241.695 AC.



BASIS FOR BEARINGS:  
 THE BEARINGS FOR THIS DESCRIPTION ARE BASED  
 ON OHIO STATE PLANE COORDINATE SYSTEM,  
 SOUTH ZONE, AND THE NORTH AMERICAN DATUM  
 OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011))  
 WITH THE CENTERLINE OF CANAL ROAD HAVING A  
 GRID BEARING OF NORTH 20 DEGREES 50 MINUTES  
 12 SECONDS EAST.



ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053  
 DATE: 09/10/24  
 R/W DESIGNER: DDC  
 R/W REVIEWER: RJS

COLUMBUS REGIONAL AIRPORT AUTHORITY  
0.044 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 12, Township 3, Range 22, Congress Lands, and lying on, over, and across a 41.463 acre tract as conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200603220053406 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at the northwest corner of the said 41.463 acre tract and the northeast corner of a 241.695 acre tract as conveyed to Columbus Municipal Airport Authority by deed of record in Instrument Number 200705300093032;

Thence South 86° 56' 40" East a distance of 141.77 feet, along the northerly property line of said 41.463 acre tract and the southerly property line of a 32.329 acre tract as conveyed to DRCS Rail Site 7 LLC by deed of record in Instrument Number 202205020066768, to a point;

Thence South 48° 21' 44" West a distance of 19.65 feet, crossing through the said 41.463 acre tract, to a point;

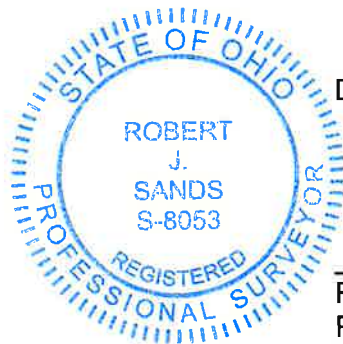
Thence North 86° 38' 26" West a distance of 139.80 feet continuing through said 41.463 acre tract, to a point on the westerly line of said 41.463 acre tract and the easterly line of said 241.695 acre tract;

Thence North 45° 35' 32" East a distance of 17.75 feet, along the westerly line of said 41.463 acre tract and the easterly line of said 241.695 acre tract, to the true point of beginning;


Containing 0.044 acres, more or less, of which 0.044 acres is contained within Parcel Number 150-002682-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

 04/25/24  
Robert J. Sands  
Professional Surveyor No. 8053



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Ph.: (614) 888-0040 Fax: (614) 848-6712

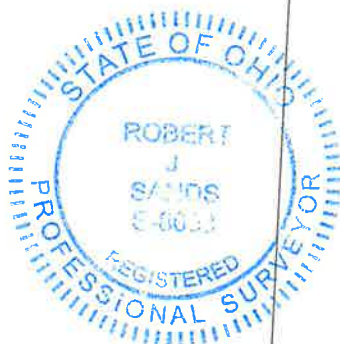
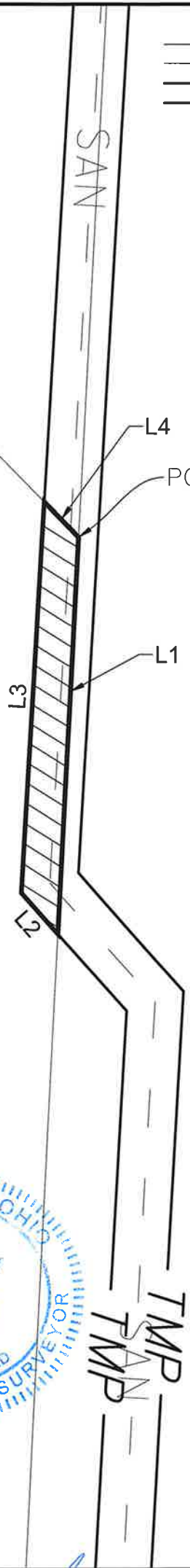
BIG WALNUT SANITARY EASEMENTS  
STATE OF OHIO, FRANKLIN COUNTY,  
HAMILTON TOWNSHIP,  
SECTION 12, T-3-N, R-22-W,  
CONGRESS LANDS  
0.044 ACRE  
TEMPORARY CONSTRUCTION EASEMENT

COLUMBUS MUNICIPAL  
AIRPORT AUTHORITY  
150-002437-00  
IN 200705300093032  
TRACT 2  
241.695 AC.

COLUMBUS REGIONAL  
AIRPORT AUTHORITY  
150-002682-00  
IN 200603220053406  
41.463 AC.

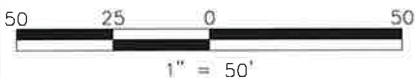
DRCS RAIL SITE 7 LLC  
150-002704-00  
IN 202205020066768  
32.329 AC.

- LEGEND
- PROPERTY LINE
  - EX R/W
  - TEMPORARY CONSTRUCTION EASEMENT
  - PERMANENT SEWER EASEMENT



BASIS FOR BEARINGS:  
THE BEARINGS FOR THIS DESCRIPTION ARE  
BASED ON OHIO STATE PLANE COORDINATE  
SYSTEM, SOUTH ZONE, AND THE NORTH  
AMERICAN DATUM OF 1983 WITH THE 2011  
ADJUSTMENT (NAD 83(2011)) WITH THE  
CENTERLINE OF COMMERCE STREET HAVING A  
GRID BEARING OF NORTH 55 DEGREES 45  
MINUTES 53 SECONDS EAST.

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S86°56'40"E	141.77'
L2	S48°21'44"W	19.65'
L3	N86°38'26"W	139.80'
L4	N45°35'32"E	17.75'



ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053

DATE: 04/23/24

R/W DESIGNER  
DDC  
R/W REVIEWER  
RJS

COLUMBUS REGIONAL AIRPORT AUTHORITY  
0.192 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3 North, Range 22 West, Congress Lands, and lying on, over, and across a 161.056 acre tract as conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200701090004915 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at Franklin County Geodetic Survey Monument 5016 located at an angle point in the centerline of Vause Road (66' wide) and being on the northeasterly corner of that 1.076 acre tract conveyed to Ronnie G. Raines and Nancy Raines by deed of record in Deed Book 3689, Page 609;

Thence North 86°58'49" West a distance of 54.51 feet along the line common to said 161.056 and 1.076 acre tracts and crossing the right of way of Vause Road to a point on the northerly right of way of Vause Road;

Thence North 55°45'53" East a distance of 6.90 feet along the northerly right of way of Vause Road to the True Point of Beginning;

Thence the following courses and distances across said 161.056 acre tract;

North 86°12'01" West a distance of 247.20 feet to a point;

North 83°09'56" West a distance of 90.31 feet to a point;

South 32°20'45" West a distance of 15.50 feet to a point on the northerly line of said 1.076 acre tract;

Thence North 86°58'29" West a distance of 23.73 feet along the line common to said 161.056 and 1.076 acre tracts to a point on the easterly line of an existing Sanitary Sewer Easement of record in Instrument Number 201108170102523;

Thence North 20°53'03" East a distance of 60.15 feet along the said easterly line of the Sanitary Sewer Easement to a point;

Thence the following courses and distances across said 161.056 acre tract;

South 58°42'30" East a distance of 32.65 feet to a point;

South 32°20'45" West a distance of 10.26 feet to a point;

South 83°09'56" East a distance of 80.24 feet to a point;

South 86°12'01" East a distance of 272.23 feet to a point on the northerly right of way line of Vause Road;

Thence South 55°45'53" West a distance of 32.46 feet to the True Point of Beginning;

Containing 0.192 acres, more or less, of which 0.192 acres is contained within Parcel Number 150-000213-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor Number 8053.



DLZ Ohio, Inc.

  
Robert J. Sands  
Professional Surveyor No. 8053

09/10/24

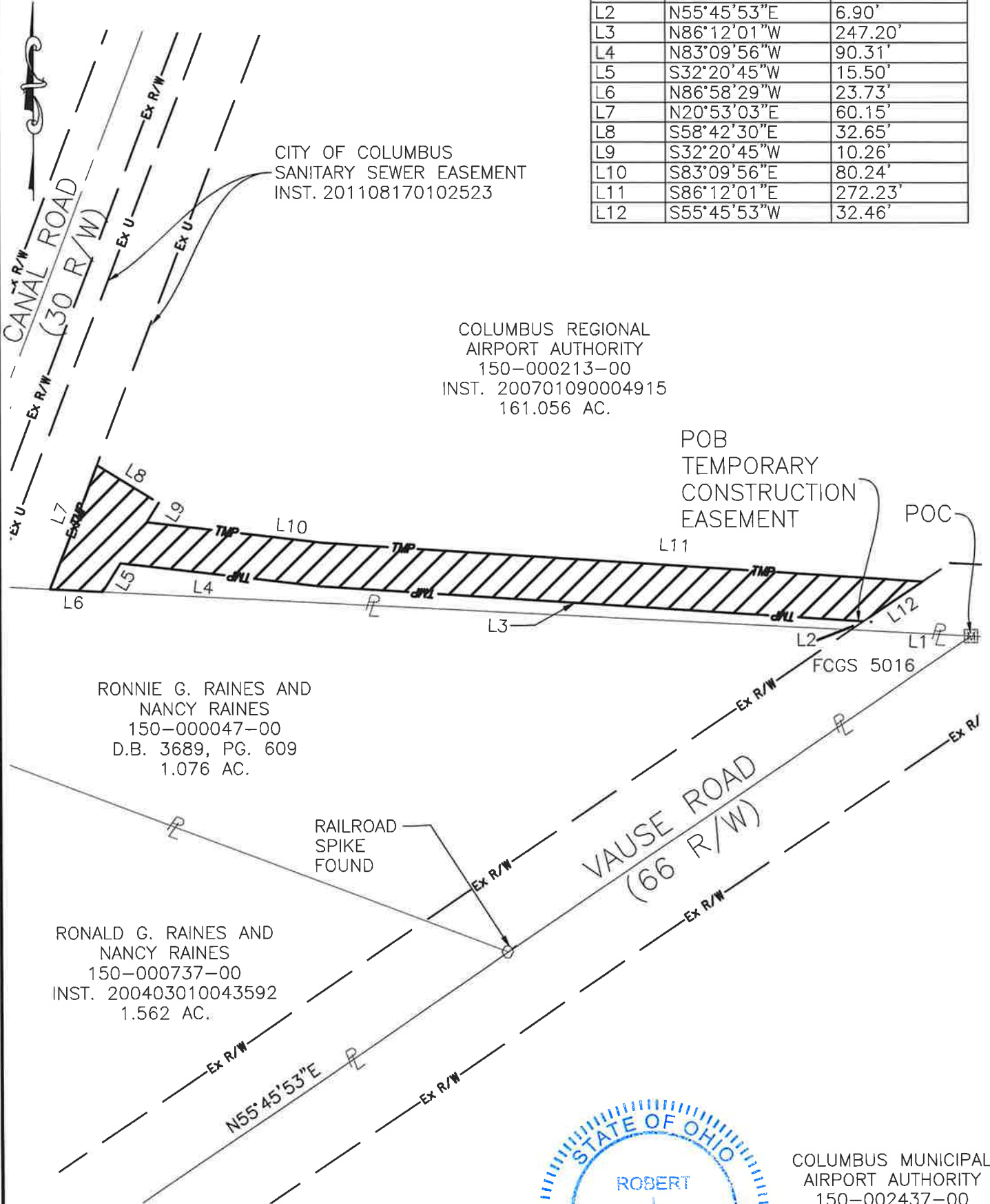


6121 Huntley Road - Columbus, Ohio 43229-1003  
 Ph.: (614) 888-0040 Fax: (614) 848-6712

BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 11, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.192 ACRE  
 TEMPORARY CONSTRUCTION EASEMENT

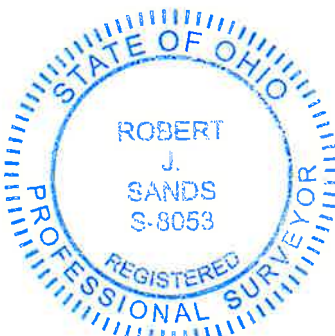
- LEGEND**
- PROPERTY LINE
  - EXISTING RIGHT OF WAY
  - TEMPORARY CONSTRUCTION EASEMENT
  - POC = POINT OF COMMENCEMENT
  - POB = POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	N86°58'49"W	54.51'
L2	N55°45'53"E	6.90'
L3	N86°12'01"W	247.20'
L4	N83°09'56"W	90.31'
L5	S32°20'45"W	15.50'
L6	N86°58'29"W	23.73'
L7	N20°53'03"E	60.15'
L8	S58°42'30"E	32.65'
L9	S32°20'45"W	10.26'
L10	S83°09'56"E	80.24'
L11	S86°12'01"E	272.23'
L12	S55°45'53"W	32.46'



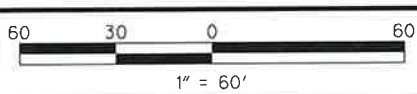
RONNIE G. RAINES AND  
 NANCY RAINES  
 150-000047-00  
 D.B. 3689, PG. 609  
 1.076 AC.

RONALD G. RAINES AND  
 NANCY RAINES  
 150-000737-00  
 INST. 200403010043592  
 1.562 AC.



COLUMBUS MUNICIPAL  
 AIRPORT AUTHORITY  
 150-002437-00  
 INST. 200705300093032  
 TRACT 2  
 241.695 AC.

**BASIS FOR BEARINGS:**  
 THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF VAUSE ROAD HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.



*Robert J. Sands*  
 ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053  
 DATE: 09/10/24

R/W DESIGNER  
 DDC  
 R/W REVIEWER  
 RJS

COLUMBUS MUNICIPAL AIRPORT AUTHORITY  
0.040 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 241.695 acre tract as conveyed to Columbus Municipal Airport Authority by deed of record in Instrument Number 200705300093032 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a Railroad Spike found at the northwest corner of said 241.695 acre tract and on the centerline of Vause Road (66' wide);

Thence South 31° 22' 23" East a distance of 33.04 feet, along the northwesterly property line of said 241.695 acre tract and the easterly property line of a 0.028 acre tract conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200612260254734, to a point on the southerly right-of-way line of Vause Road;

Thence South 55° 45' 53" West a distance of 57.38 feet, along the southerly right-of-way line of Vause Road and through the 241.695 acre tract to the true point of beginning;

Thence crossing through the said 241.695 acre tract for the following three (3) courses:

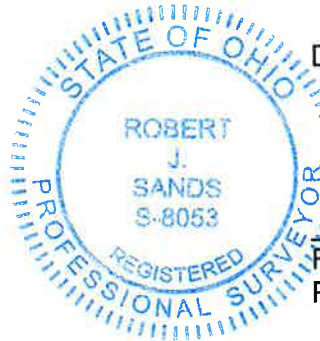
1. South 15° 41' 28" East a distance of 87.66 feet to a point;
2. South 55° 45' 53" West a distance of 21.10 feet to a point;
3. North 15° 41' 28" West a distance of 87.66 feet, to a point on the southerly right-of-way line of Vause Road;

Thence North 55° 45' 53" East a distance of 21.10 feet, along the southerly right-of-way line of Vause Road to the true point of beginning;


Containing 0.040 acres, more or less, of which 0.040 acres is contained within Parcel Number 150-002437-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

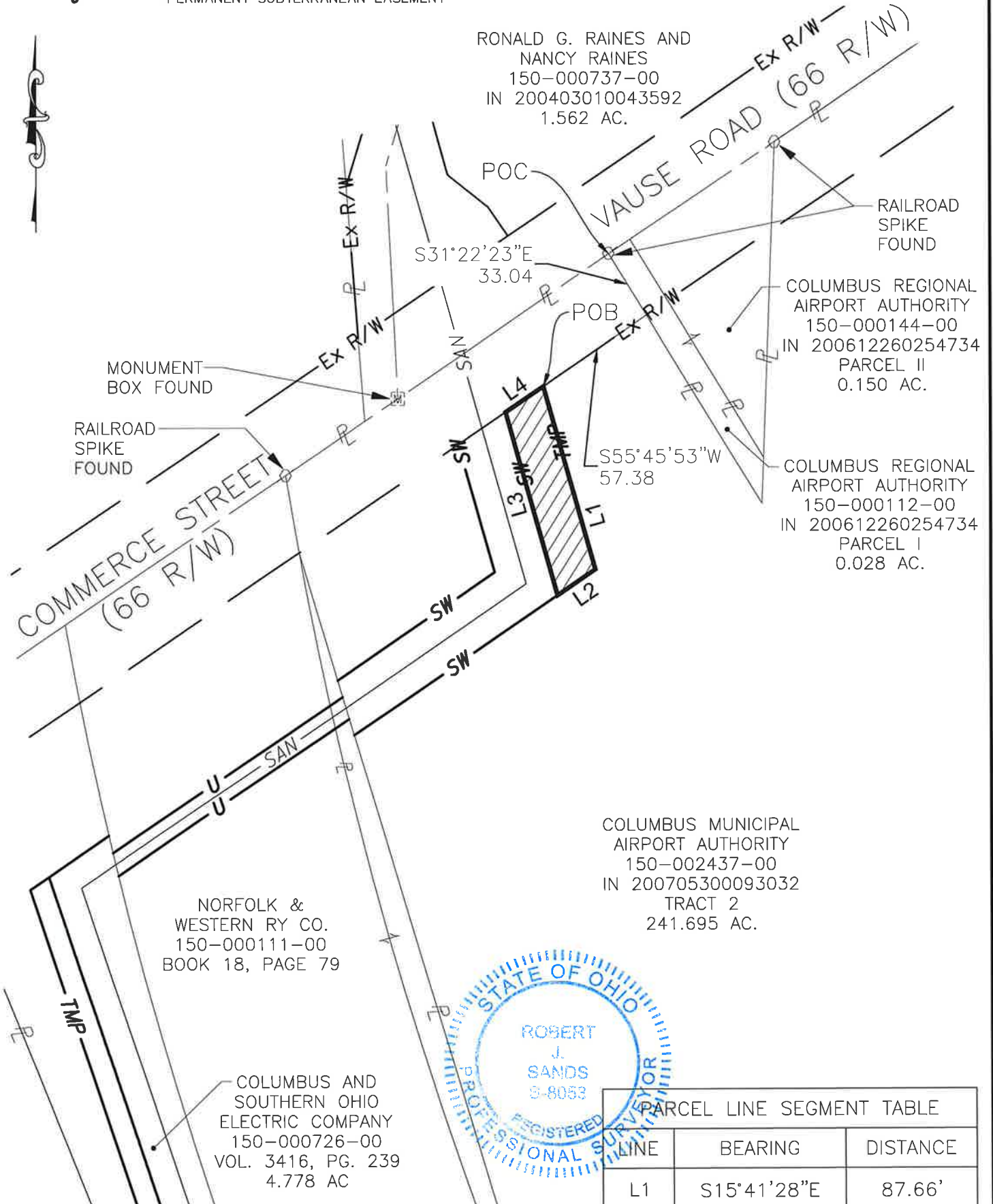
  
Robert J. Sands  
Professional Surveyor No. 8053



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

BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 11, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.040 ACRE  
 TEMPORARY CONSTRUCTION EASEMENT

- LEGEND
- PROPERTY LINE
  - EXISTING RIGHT OF WAY
  - TEMPORARY CONSTRUCTION EASEMENT
  - PERMANENT SEWER EASEMENT
  - PERMANENT SUBTERRANEAN EASEMENT



RONALD G. RAINES AND  
 NANCY RAINES  
 150-000737-00  
 IN 200403010043592  
 1.562 AC.

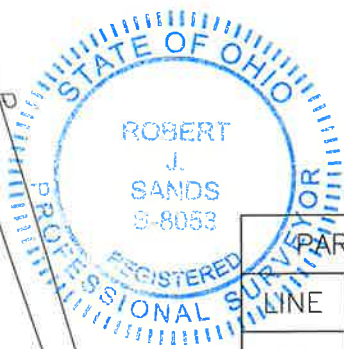
COLUMBUS REGIONAL  
 AIRPORT AUTHORITY  
 150-000144-00  
 IN 200612260254734  
 PARCEL II  
 0.150 AC.

COLUMBUS REGIONAL  
 AIRPORT AUTHORITY  
 150-000112-00  
 IN 200612260254734  
 PARCEL I  
 0.028 AC.

NORFOLK &  
 WESTERN RY CO.  
 150-000111-00  
 BOOK 18, PAGE 79

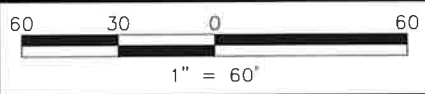
COLUMBUS AND  
 SOUTHERN OHIO  
 ELECTRIC COMPANY  
 150-000726-00  
 VOL. 3416, PG. 239  
 4.778 AC

COLUMBUS MUNICIPAL  
 AIRPORT AUTHORITY  
 150-002437-00  
 IN 200705300093032  
 TRACT 2  
 241.695 AC.



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S15°41'28"E	87.66'
L2	S55°45'53"W	21.10'
L3	N15°41'28"W	87.66'
L4	N55°45'53"E	21.10'

BASIS FOR BEARINGS:  
 THE BEARINGS FOR THIS DESCRIPTION ARE  
 BASED ON OHIO STATE PLANE COORDINATE  
 SYSTEM, SOUTH ZONE, AND THE NORTH  
 AMERICAN DATUM OF 1983 WITH THE 2011  
 ADJUSTMENT (NAD 83(2011)) WITH THE  
 CENTERLINE OF COMMERCE STREET HAVING A  
 GRID BEARING OF NORTH 55 DEGREES 45  
 MINUTES 53 SECONDS EAST.



*Robert J. Sands*  
 ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER  
 DDC  
 R/W REVIEWER  
 RJS

COLUMBUS MUNICIPAL AIRPORT AUTHORITY  
0.233 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 12, Township 3, Range 22, Congress Lands, and lying on, over, and across a 241.695 acre tract as conveyed to Columbus Municipal Airport Authority by deed of record in Instrument Number 200705300093032 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at the northeast corner of the said 241.695 acre tract and the northwest corner of a 41.463 acre tract as conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200603220053406;

Thence South 45° 35' 32" West a distance of 17.75 feet, along the easterly property line of said 241.695 acre tract and the westerly property line of said 41.463 acre tract to a point;

Thence North 86° 38' 26" West a distance of 989.04 feet, crossing through the said 241.695 acre tract to a point;

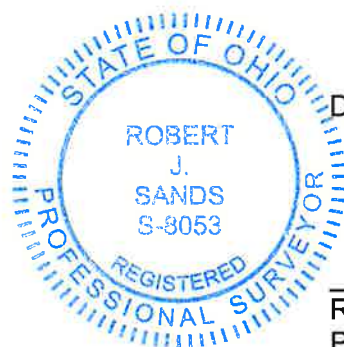
Thence North 57° 04' 21" West a distance of 14.50 feet, continuing through the said 241.695 acre tract, to a point on the northerly property line of said 241.695 acre tract and the southerly property line of the 32.329 acre tract as conveyed to DRCS Rail Site 7 LLC by deed of record in Instrument Number 202205020066768;

Thence South 86° 38' 26" East a distance of 1122.06 feet, along the northerly line of said 241.695 acre tract and the southerly line of said 32.329 acre tract, to the true point of beginning;


Containing 0.233 acres, more or less, of which 0.233 acres is contained within Parcel Number 150-002437-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

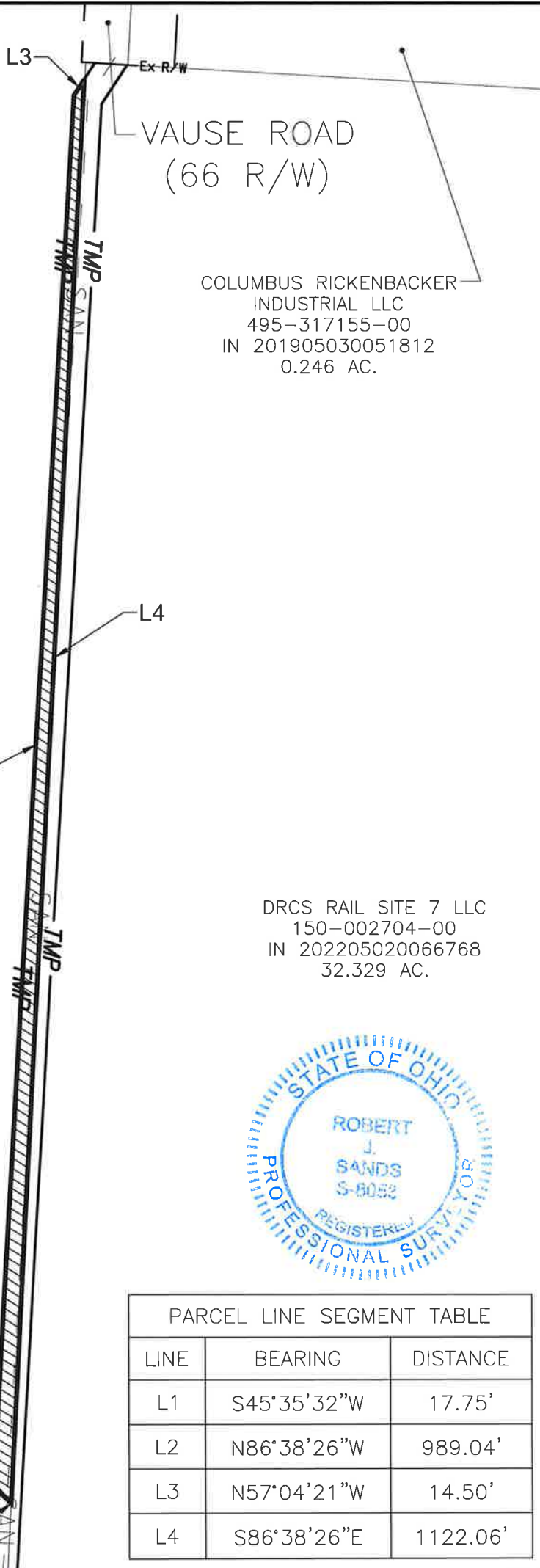
  
Robert J. Sands  
Professional Surveyor No. 8053



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

BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 12, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.233 ACRE  
 TEMPORARY CONSTRUCTION EASEMENT

- LEGEND
- PROPERTY LINE
  - EXISTING RIGHT OF WAY
  - TEMPORARY CONSTRUCTION EASEMENT
  - PERMANENT SEWER EASEMENT

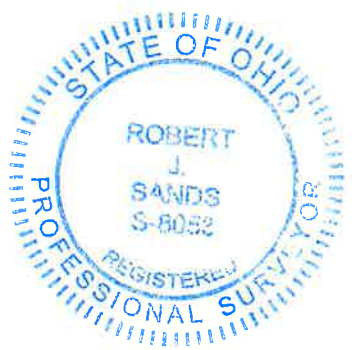


COLUMBUS RICKENBACKER INDUSTRIAL LLC  
 495-317155-00  
 IN 201905030051812  
 0.246 AC.

COLUMBUS MUNICIPAL AIRPORT AUTHORITY  
 150-002437-00  
 IN 200705300093032  
 TRACT 2  
 241.695 AC.

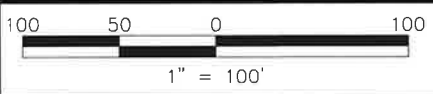
DRCS RAIL SITE 7 LLC  
 150-002704-00  
 IN 202205020066768  
 32.329 AC.

COLUMBUS REGIONAL AIRPORT AUTHORITY  
 150-002682-00  
 IN 200603220053406  
 41.463 AC.



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S45°35'32"W	17.75'
L2	N86°38'26"W	989.04'
L3	N57°04'21"W	14.50'
L4	S86°38'26"E	1122.06'

BASIS FOR BEARINGS:  
 THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.



*Robert J. Sands*  
 ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER  
 DDC  
 R/W REVIEWER  
 RJS

COLUMBUS MUNICIPAL AIRPORT AUTHORITY  
0.100 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 241.695 acre tract as conveyed to Columbus Municipal Airport Authority by deed of record in Instrument Number 200705300093032 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a Railroad Spike found at the northwest corner of said 241.695 acre tract and on the centerline of Vause Road (66' wide);

Thence South 31° 22' 23" East a distance of 33.04 feet, along the northwesterly property line of said 241.695 acre tract and the easterly property line of a 0.028 acre tract conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200612260254734, to a point on the southerly right-of-way line of Vause Road;

Thence South 55° 45' 53" West a distance of 78.47 feet, along the southerly right-of-way line of Vause Road and through the 241.695 acre tract to the true point of beginning;

Thence South 15° 41' 28" East a distance of 87.66 feet, crossing through the said 241.695 acre tract to a point;

Thence South 55° 45' 53" West a distance of 113.42 feet, continuing through the said 241.695 acre tract, to a point on the westerly property line of said 241.695 acre tract and the easterly right-of-way line of the Norfolk & Western RY Company by deed of record in Right-of-way and Track Map Volume 18, Page 79;

Thence North 16° 42' 41" West a distance of 26.22 feet, along the westerly line of said 241.695 acre tract and the easterly right-of-way line of said Norfolk & Western Railway to a point;

Thence North 55° 45' 53" East a distance of 87.55 feet, crossing through the said 241.695 acre tract to a point;

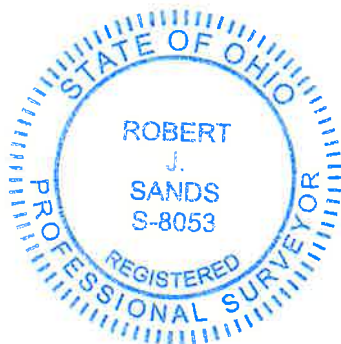
Thence North 15° 41' 04" West a distance of 61.30 feet, continuing through the said 241.695 acre tract, to a point on the southerly right-of-way line of Vause Road;

Thence North 55° 45' 53" East a distance of 26.36 feet, along the southerly right-of-way line of Vause Road, to the true point of beginning;


Containing 0.100 acres, more or less, of which 0.100 acres is contained within Parcel Number 150-002437-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

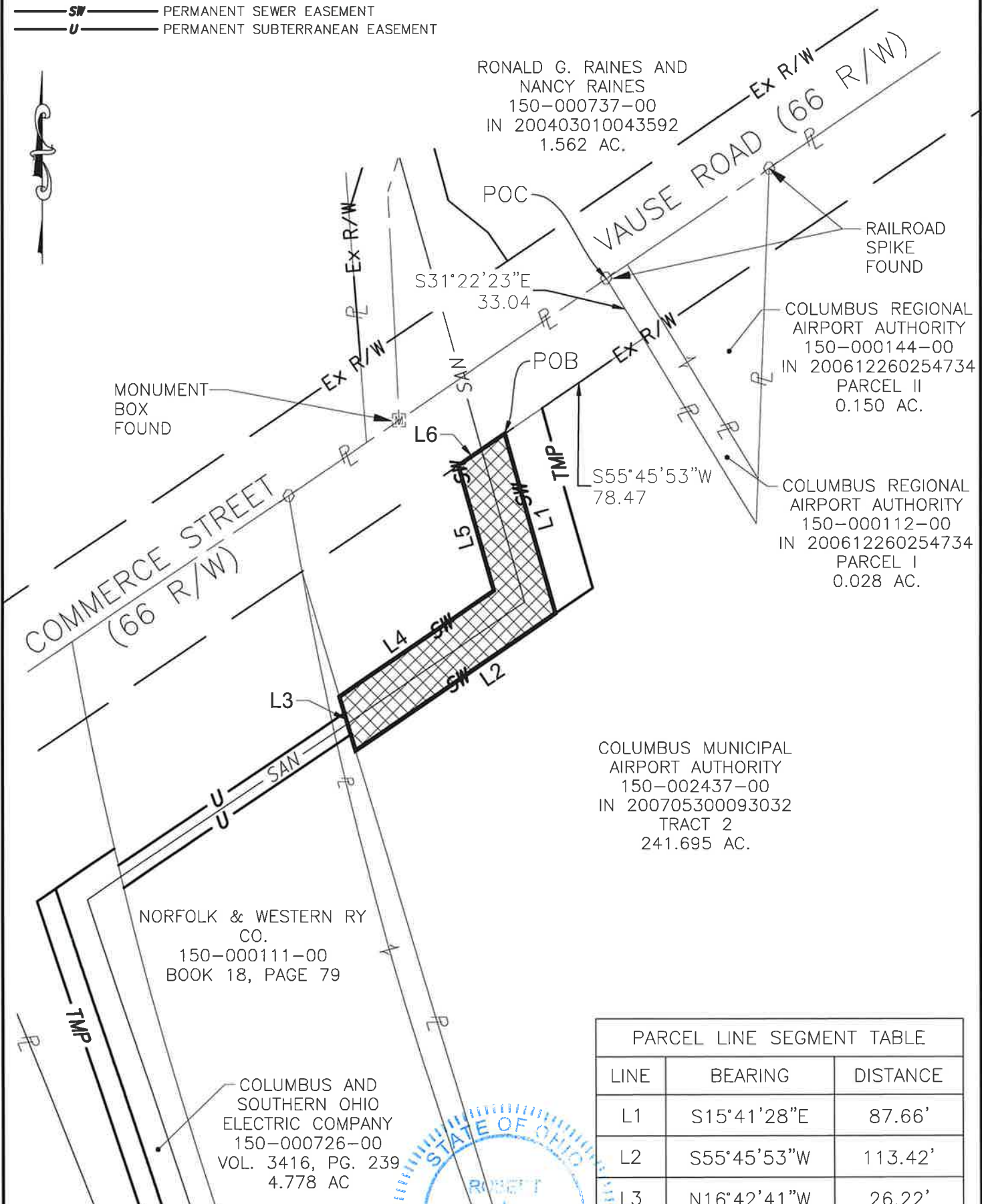
 04/25/24  
Robert J. Sands  
Professional Surveyor No. 8053



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BIG WALNUT SANITARY EASEMENTS  
 STATE OF OHIO, FRANKLIN COUNTY,  
 HAMILTON TOWNSHIP,  
 SECTION 11, T-3-N, R-22-W,  
 CONGRESS LANDS  
 0.100 ACRE  
 PERMANENT SEWER EASEMENT

- LEGEND
- PROPERTY LINE
  - EX R/W
  - TMP
  - SW
  - U



RONALD G. RAINES AND  
 NANCY RAINES  
 150-000737-00  
 IN 200403010043592  
 1.562 AC.

COLUMBUS REGIONAL  
 AIRPORT AUTHORITY  
 150-000144-00  
 IN 200612260254734  
 PARCEL II  
 0.150 AC.

COLUMBUS REGIONAL  
 AIRPORT AUTHORITY  
 150-000112-00  
 IN 200612260254734  
 PARCEL I  
 0.028 AC.

COLUMBUS MUNICIPAL  
 AIRPORT AUTHORITY  
 150-002437-00  
 IN 200705300093032  
 TRACT 2  
 241.695 AC.

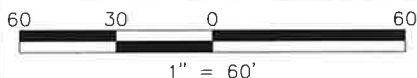
NORFOLK & WESTERN RY  
 CO.  
 150-000111-00  
 BOOK 18, PAGE 79

COLUMBUS AND  
 SOUTHERN OHIO  
 ELECTRIC COMPANY  
 150-000726-00  
 VOL. 3416, PG. 239  
 4.778 AC

BASIS FOR BEARINGS:  
 THE BEARINGS FOR THIS DESCRIPTION ARE  
 BASED ON OHIO STATE PLANE COORDINATE  
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 MINUTES 53 SECONDS EAST.



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S15°41'28"E	87.66'
L2	S55°45'53"W	113.42'
L3	N16°42'41"W	26.22'
L4	N55°45'53"E	87.55'
L5	N15°41'04"W	61.30'
L6	N55°45'53"E	26.36'



ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER  
 DDC  
 R/W REVIEWER  
 RJS