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FRANKLINTON MAIN
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS,

VIRGINIA MILITARY SURVEY NO. 422
0.013 & 0.021 ACRE TEMP. CONST. ESMT.
0.280 ACRE PERM. ACCESS ESMT.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N11°17'57"W	20.63'
L2	N11°17'57"W	20.63'
L3	N87°04'18"W	43.87'
L4	S87°04'18"E	38.80'
L5	S02°55'42"W	15.00'
L6	N87°04'18"W	35.00'
L7	N11°17'57"W	15.47'

GREENLAWN AVENUE
(60' R/W)

S87°43'57"E
20.00'

P.O.B.
11-A
P.O.C.
11-T1
& 11-T2

GREENLAWN REALTY COMPANY
GREENLAWN AVE.
PID # 425-295574
INST. NO. 200005030087467
2.262 ACRES
LOT 4

GREENLAWN REALTY COMPANY
555 GREENLAWN AVE.
PID # 010-126648
INST. NO. 201706070076097
2.78 ACRES

GREEN LAWN CEMETERY
ASSOCIATION
1000 GREENLAWN AVE.
PID # 140-000205
INST. NO. 195403120960202
308.6 ACRES

0.280 AC.
PERMANENT
ACCESS
EASEMENT

0.021 AC.
TEMPORARY
CONSTRUCTION
EASEMENT
11-T2

P.O.B.
11-T2

S87°04'18"E
48.95'

S02°55'42"W
20.00'

S87°04'18"E 195.19'

N87°04'18"W 210.31'

N87°04'18"W 171.50'

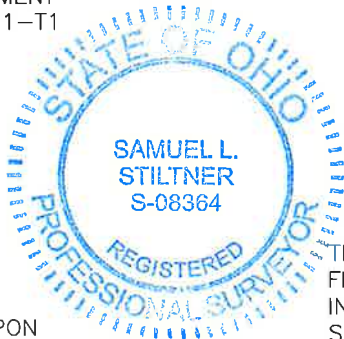
P.O.B.
11-T1

0.013 AC.
TEMPORARY
CONSTRUCTION
EASEMENT
11-T1

LEGEND

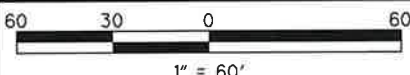
- P — PROPERTY LINE
- Ex R/W — EXISTING RIGHT OF WAY
- — EXISTING EASEMENT
- TMP TEMPORARY CONSTRUCTION EASEMENT
- PERMANENT ACCESS EASEMENT
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING

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



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

PARCEL 11



SAMUEL L. STILTNER, OHIO PROFESSIONAL SURVEYOR 8364

DATE:

DRAWN BY:
DDC
REVIEWED BY:
SLS

Description of a 0.280 Acre Permanent Access Easement
Parcel 11-A

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, and being a variable width Permanent Access Easement lying on, over and across that 2.78 acre tract, as conveyed to Greenlawn Realty Company, by deed of record in Instrument Number 201706070076097 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

BEGINNING at the intersection of the southerly right-of-way line of Greenlawn Avenue (60 feet wide), with the easterly line of said 2.78 acre tract, and the westerly line of that 2.262 acre tract as conveyed to Greenlawn Realty Company by deed of record in Instrument Number 20000503007467;

Thence South 02° 23' 22" West a distance of 416.91 feet, coincident with the line common to said 2.78 acre tract and 2.262 acre tract, to a point;

North 87° 04' 18" West a distance of 210.31 feet, over and across said 2.78 acre tract, to a point on the westerly line of said 2.78 acre tract and the easterly line of that 308.60 acre tract, as conveyed to Green Lawn Cemetery Association, by deed of record in Instrument Number 195403120960202;

Thence North 11° 17' 57" West a distance of 20.63 feet, coincident with the line common to said 2.78 acre tract and 308.60 acre tract, to a point;

Thence across and through said 2.78 acre tract, the following two (2) courses:

South 87° 04' 18" East, a distance of 195.19 feet to a point;

North 02° 23' 22" East a distance of 396.68 feet to a point on the southerly right-of-way line of Greenlawn Avenue;

Thence South 87° 43' 57" East a distance of 20.00 feet, coincident with said right-of-way line, to the **TRUE POINT OF BEGINNING**, containing 0.280 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

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

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

DLZ Ohio



Samuel L. Stiltner
Professional Surveyor No. 8364

01/13/2025
Date



verse With Area

Mon Jan 13 11:18:13 2025

tNo	Bearing	Distance	Northing	Easting	Description
	S 02°23'22" W	416.91	706915.51	1822800.06	
	N 87°04'18" W	210.31	706498.96	1822782.68	
	N 11°17'57" W	20.63	706509.71	1822572.65	
	S 87°04'18" E	195.19	706529.94	1822568.61	
	N 02°23'22" E	396.68	706519.97	1822763.54	
	S 87°43'57" E	20.00	706916.31	1822780.08	
			706915.51	1822800.06	

closure Error Distance> 0.0000
total Distance Inversed> 1259.72

ea: 12191, 0.2799



Description of a 0.013 Acre Temporary Construction Easement
Parcel 11-T1

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, and being a variable width Temporary Construction Easement lying on, over and across that 2.78 acre tract, as conveyed to Greenlawn Realty Company, by deed of record in Instrument Number 201706070076097 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way line of Greenlawn Avenue (60 feet wide), with the easterly line of said 2.78 acre tract, and the westerly line of that 2.262 acre tract as conveyed to Greenlawn Realty Company by deed of record in Instrument Number 20000503007467;

Thence South 02° 23' 22" West a distance of 416.91 feet, coincident with the line common to said 2.78 acre tract and 2.262 acre tract, to a point;

Thence North 87° 04' 18" West a distance of 171.50 feet, crossing through said 2.78 acre tract, to the **TRUE POINT OF BEGINNING** of the temporary construction easement herein described;

Thence South 02° 55' 42" West, a distance of 15.00 feet, continuing through said 2.78 acre tract, to a point on the southerly line of said 2.78 acre tract and the northerly line of that 308.6 acre tract as conveyed to Green Lawn Cemetery Association by deed of record in Instrument Number 195403120960202;

Thence North 87° 04' 18" West a distance of 35.00 feet, coincident with the line common to said 2.78 acre tract and 308.6 acre tract, to the southwesterly corner of said 2.78 acre tract and a northeasterly corner of said 308.6 acre tract;

Thence North 11° 17' 57" West a distance of 15.47 feet, coincident with the line common to said 2.78 acre tract and 308.6 acre tract, to a point;

Thence South 87° 04' 18" East a distance of 38.80 feet, crossing through said 2.78 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.013 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

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

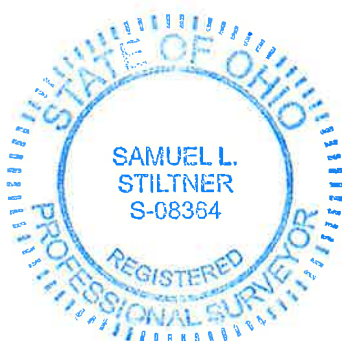
The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), using the Ohio Department of Transportation's Virtual Reference System.

DLZ Ohio



Samuel L. Stiltner
Professional Surveyor No. 8364

01/13/2025
Date



verse With Area

Mon Jan 13 11:20:23 2025

tNo	Bearing	Distance	Northing	Easting	Description
			706507.72	1822611.40	
	S 02°55'42" W	15.00	706492.74	1822610.63	
	N 87°04'18" W	35.00	706494.53	1822575.68	
	N 11°17'57" W	15.47	706509.71	1822572.65	
	S 87°04'18" E	38.80	706507.72	1822611.40	

closure Error Distance> 0.0000
total Distance Inversed> 104.28

area: 554, 0.0127



Description of a 0.021 Acre Temporary Construction Easement
Parcel 11-T2

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, and being a variable width Temporary Construction Easement lying on, over and across that 2.78 acre tract, as conveyed to Greenlawn Realty Company, by deed of record in Instrument Number 201706070076097 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at the intersection of the southerly right-of-way line of Greenlawn Avenue (60 feet wide), with the easterly line of said 2.78 acre tract, and the westerly line of that 2.262 acre tract as conveyed to Greenlawn Realty Company by deed of record in Instrument Number 20000503007467;

Thence South 02° 23' 22" West a distance of 416.91 feet, coincident with the line common to said 2.78 acre tract and 2.262 acre tract, to a point;

Thence North 87° 04' 18" West a distance of 210.31 feet, crossing through said 2.78 acre tract, to a point on the westerly line of said 2.78 acre tract and the easterly line of that 308.60 acre tract, as conveyed to Green Lawn Cemetery Association, by deed of record in Instrument Number 195403120960202;

Thence North 11° 17' 57" West a distance of 20.63 feet, coincident with the line common to said 2.78 acre tract and 308.60 acre tracts, to the **TRUE POINT OF BEGINNING** of the temporary construction easement herein described;

Thence North 11° 17' 57" West a distance of 20.63 feet, continuing with the line coincident to said 2.78 acre tract and 308.60 acre tracts, to a point;

Thence crossing through said 2.78 acre tract, the following three (3) courses:

South 87° 04' 18" East, a distance of 48.95 feet to a point;

South 02° 55' 42" West a distance of 20.00 feet, to a point;

North 87° 04' 18" West a distance of 43.87 feet, to the **TRUE POINT OF BEGINNING**, containing 0.021 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

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

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



DLZ Ohio

Samuel L. Stiltner
Professional Surveyor No. 8364

01/13/2025
Date

verse With Area

Mon Jan 13 11:24:47 2025

tNo	Bearing	Distance	Northing	Easting	Description
			706529.94	1822568.61	
	N 11°17'57" W	20.63			
			706550.17	1822564.56	
	S 87°04'18" E	48.95			
			706547.67	1822613.44	
	S 02°55'42" W	20.00			
			706527.70	1822612.42	
	N 87°04'18" W	43.87			
			706529.94	1822568.61	

closure Error Distance> 0.0000 Error Bearing> N 90°00'00" E
closure Precision> 1 in 573173174081.0 Total Distance Inversed> 133.45
ea: 928, 0.0213

