



6121 Huntley Road - Columbus, Ohio 43229-1003
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FRANKLINTON MAIN
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 CITY OF COLUMBUS,
 VIRGINIA MILITARY SURVEY NO. 422
 0.211 ACRE PERM. STORM SEWER ESMT.
 0.256 ACRE TEMP. CONST. ESMT.

POWERS, MARK A. &
 POWERS, BETH A.
 1219-1221 HARMON AVE.
 PID # 570-192252
 INST. NO. 201711200164563
 3.70 ACRE

1271 HARMON AVE, LLC
 1271 HARMON AVE.
 PID # 570-150344
 INST. NO. 200812220182562
 4.32 ACRE

0.256 AC.
 TEMPORARY
 CONSTRUCTION
 EASEMENT

0.211 AC.
 PERMANENT
 STORM SEWER
 EASEMENT

ERNST ENTERPRISES INC.
 1287 HARMON AVE.
 PID # 570-104510
 INST. NO. 201103230039179
 0.66 ACRE

P.O.B. 5-S
 P.O.B. 5-T
 P.O.C. 5-T & 5-P
 HARMON AVENUE
 (R/W VARIES)

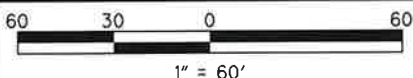
LINE TABLE		
LINE #	BEARING	LENGTH
L1	N77°02'03"W	42.11'
L2	N77°02'03"W	70.86'
L3	N77°02'03"W	28.75'
L4	N16°38'16"W	101.58'
L5	N25°06'56"W	250.20'
L6	N24°56'10"W	18.68'
L7	S77°02'03"E	31.69'
L8	S24°59'06"E	118.87'
L9	S25°13'59"E	132.32'
L10	S16°38'16"E	117.64'
L11	N77°02'03"W	34.50'
L12	N16°38'16"W	82.31'
L13	N25°06'56"W	247.96'
L14	N24°56'12"W	42.16'
L15	S77°02'03"E	38.02'

- LEGEND
- PROPERTY LINE
 - Ex R/W EXISTING RIGHT OF WAY
 - EXISTING EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT
 - PERMANENT STORM SEWER EASEMENT
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCING



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 5



Samuel L. Stiltner
 SAMUEL L. STILTNER, OHIO PROFESSIONAL SURVEYOR 8364

DATE: 01/13/2025

DRAWN BY: DDC
 REVIEWED BY: SLS

X:\Projects\2022\2221\600500 B&C-Scioto Main North Rehab\07_Survey\Basesmap\Easements

Description of a 0.211 Acre Permanent Storm Sewer Easement
Parcel 5-P

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, and being a variable width Permanent Storm Sewer Easement lying on, over and across that 4.32 acre tract, as conveyed to 1271 Harmon Ave, LLC, by deed of record in Instrument Number 200812220182562 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING on the westerly right of way line of Harmon Avenue (width varies), on the southerly line of said 4.32 acre tract and that 0.66 acre tract as conveyed to Ernst Enterprises, Inc. by deed of record in Instrument Number 201103230039179;

Thence North 77° 02' 03" West a distance of 42.11 feet, coincident with the line common to said 4.32 acre tract and 0.66 acre tract, to a point at the **TRUE POINT OF BEGINNING** for the permanent storm sewer easement herein described:

Thence North 77° 02' 03" West a distance of 28.75 feet, continuing with the line coincident with said 4.32 acre tract and 0.66 acre tract to a point;

Thence across and through said 4.32 acre tract, the following three (3) courses:

North 16° 38' 16" West a distance of 101.58 feet to a point;

North 25° 06' 56" West a distance of 250.20 feet to a point;

North 24° 56' 10" West a distance of 18.68 feet to a point on the northerly line of said 4.32 acre tract and the southerly line of that 3.70 acre tract as conveyed to Mark A. Powers and Beth A. Powers by deed of record in Instrument Number 201711200164563;

Thence South 77° 02' 03" East a distance of 31.69 feet, coincident with the line common to said 4.32 acre tract and 3.70 acre tract, to a point;

Thence across and through said 4.32 acre tract, the following three (3) courses:

South 24° 59' 06" East a distance of 118.87 feet to a point;

South 25° 13' 59" East a distance of 132.32 feet to a point;

South 16° 38' 16" East a distance of 117.64 feet to the **TRUE POINT OF BEGINNING**, containing 0.211 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

Samuel L. Stiltner
Professional Surveyor No. 8364

01/15/2025
Date

tNo	Bearing	Distance	Northing	Easting	Description
			704688.66	1824181.09	
	N 77°02'03" W	28.75	704695.11	1824153.07	
	N 16°38'16" W	101.58	704792.44	1824123.98	
	N 25°06'56" W	250.20	705018.98	1824017.78	
	N 24°56'10" W	18.68	705035.93	1824009.91	
	S 77°02'03" E	31.69	705028.82	1824040.79	
	S 24°59'06" E	118.87	704921.07	1824091.00	
	S 25°13'59" E	132.32	704801.37	1824147.40	
	S 16°38'16" E	117.64	704688.66	1824181.09	

closure Error Distance> 0.0000
 total Distance Inversed> 799.74

ea: 9207, 0.2114



Description of a 0.256 Acre Temporary Construction Easement
Parcel 5-T

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, and being a variable width Temporary Construction Easement lying on, over and across that 4.32 acre tract, as conveyed to 1271 Harmon Ave, LLC, by deed of record in Instrument Number 200812220182562 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING on the westerly right of way line of Harmon Avenue (width varies), on the southerly line of said 4.32 acre tract and that 0.66 acre tract as conveyed to Ernst Enterprises, Inc. by deed of record in Instrument Number 201103230039179;

Thence North 77° 02' 03" West a distance of 70.86 feet, coincident with the line common to said 4.32 acre tract and 0.66 acre tract, to a point at the TRUE POINT OF BEGINNING for the temporary construction easement herein described:

Thence North 77° 02' 03" West a distance of 34.50 feet, continuing with said line coincident to said 4.32 acre tract and 0.66 acre tract, to a point;

Thence across and through said 4.32 acre tract, the following three (3) courses:

North 16° 38' 16" West a distance of 82.31 feet to a point;

North 25° 06' 56" West a distance of 247.96 feet to a point;

North 24° 56' 12" West a distance of 42.16 feet to a point on the northerly line of said 4.32 acre tract and the southerly line of that 3.70 acre tract as conveyed to Mark A. Powers and Beth A. Powers by deed of record in Instrument Number 201711200164563;

Thence South 77° 02' 03" East a distance of 38.02 feet, coincident with said line common to said 4.32 acre tract and 3.70 acre tract, to a point;

Thence across and through said 4.32 acre tract, the following three (3) courses:

South 24° 56' 10" East a distance of 18.68 feet to a point;

South 25° 06' 56" East a distance of 250.20 feet to a point;

South 16° 38' 16" East a distance of 101.58 feet to the **TRUE POINT OF BEGINNING**, containing 0.256 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

Samuel L. Stiltner
Professional Surveyor No. 8364

01/13/2025

Date

PntNo	Bearing	Distance	Northing	Easting	Description
PP			704695.11	1824153.07	
	N 77°02'03" W	34.50			
PP			704702.85	1824119.44	
	N 16°38'16" W	82.31			
PP			704781.72	1824095.87	
	N 25°06'56" W	247.96			
PP			705006.23	1823990.63	
	N 24°56'12" W	42.16			
PP			705044.46	1823972.86	
	S 77°02'03" E	38.02			
PP			705035.93	1824009.91	
	S 24°56'10" E	18.68			
PP			705018.98	1824017.78	
	S 25°06'56" E	250.20			
PP			704792.44	1824123.98	
	S 16°38'16" E	101.58			
PP			704695.11	1824153.07	

Closure Error Distance> 0.0000

Total Distance Inversed> 815.41

Area: 11143, 0.2558

