

LLP

# Columbus Engineering Consultants, Inc.

Consulting Engineers and Surveyors  
Subsurface Utility Engineering Specialists

870 Michigan Avenue Columbus, Ohio 43215 Vox (614) 221-4500 Fax (614) 221-0466

## PERMANENT EASEMENT (GRANTOR: SPEEDWAY SUPERAMERICA LLC)

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Part of Lot No.1 of "Indianola Acres Subdivision" of record in Plat Book 21, Page 24, and being 0.004 acre out of the tract conveyed to Speedway Superamerica LLC in Instrument Number 199807160178013 (further shown upon the attached exhibit), and being described as follows:

**Commencing** at the intersection of the centerline of right-of-way of Sinclair Road (Varies in width) and the centerline of right-of-way of Dublin-Granville Road (Varies in width);

Thence South 00° 19' 41" West, along the said centerline of right-of-way of Sinclair Road, a distance of 100.19 feet to a point;

Thence South 89° 40' 19" East, leaving the aforesaid centerline of right-of-way, a distance of 40.00 feet to a point at the intersection of the easterly right-of-way line of said Sinclair Road and the southerly right-of-way line of said Dublin-Granville Road, being the **Point of Beginning** for the herein described easement;

Thence South 86° 43' 19" East, along the said southerly right-of-way line of Dublin-Granville Road, a distance of 23.00 feet to a point;

Thence South 61° 10' 01" West, leaving the said southerly right-of-way line of Dublin-Granville Road, and through the said Speedway Superamerica LLC tract, a distance of 26.30 feet to a point in the said easterly right-of-way line of Sinclair Road;

Thence North 00° 19' 41" East, along the said easterly right-of-way line of Sinclair Road, a distance of 14.00 feet to the **Point of Beginning**.

Containing 0.004 acre (161 square feet), more or less, out of Franklin County Auditor's Parcel No. 010-086207.

Subject to all other existing and valid easements, restrictions and conditions, if any.

Bearings are established to the Ohio State Plane Coordinate System – South Zone (NAD83) using GPS observations performed in November 2016 with a bearing of South 86° 43' 19" East along the centerline of Dublin-Granville Road (St. Rt. 161), and all other bearings calculated from this meridian.

Columbus Engineering Consultants, Inc.



Daniel J. Hornyak  
Registered Professional Surveyor No. 7963

05/25/17

Date



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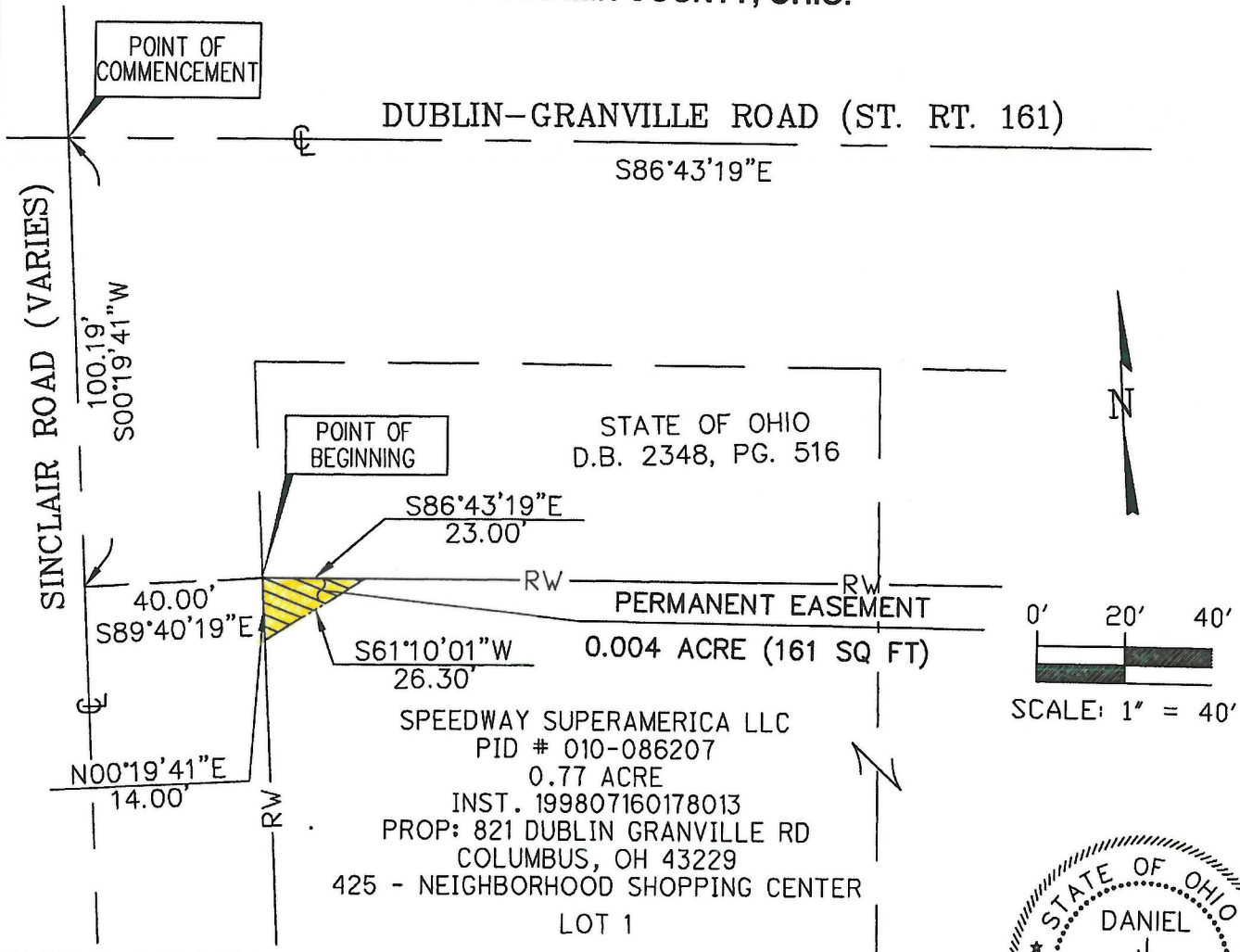
# COLUMBUS ENGINEERING CONSULTANTS, INC.

CONSULTING ENGINEERS AND SURVEYORS

870 MICHIGAN AVENUE, COLUMBUS, OHIO 43215  
PHONE: (614) 221-4500 FAX: (614) 221-0466

## PERMANENT EASEMENT

LOCATED IN PART OF LOT NO. 1 OF "INDIANOLA ACRES SUBDIVISION" AS RECORDED IN PLAT BOOK 21, PAGE 24, AND BEING 0.004 ACRE OUT OF THE TRACT CONVEYED TO SPEEDWAY SUPERAMERICA LLC IN INSTRUMENT 199807160178013, CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO.



ALL REFERENCES HEREON BEING TO RECORDS IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

We hereby certify that this plat is prepared from an actual field survey made in November of 2016, and to the best of our knowledge is correct.

COLUMBUS ENGINEERING CONSULTANTS, INC.

DANIEL J. HORNYAK  
Registered Professional Surveyor No. 7963

05/25/17

Date

### BASIS OF BEARINGS

BEARINGS ARE ESTABLISHED TO THE OHIO STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD83) USING GPS OBSERVATIONS PERFORMED IN NOVEMBER 2016 WITH A BEARING OF S86°43'19"E ESTABLISHED ALONG THE CENTERLINE OF DUBLIN-GRANVILLE ROAD (ST. RT. 161), AND ALL OTHER BEARINGS CALCULATED FROM THIS MERIDIAN.

