

Sanitary Sewer Easement Vacation Exhibit

0.123 Ac. & 0.029 Ac.

City of Columbus, Franklin County, Ohio
Section 1, Township 1, Range 19
United States Military Lands

GRAPHIC SCALE



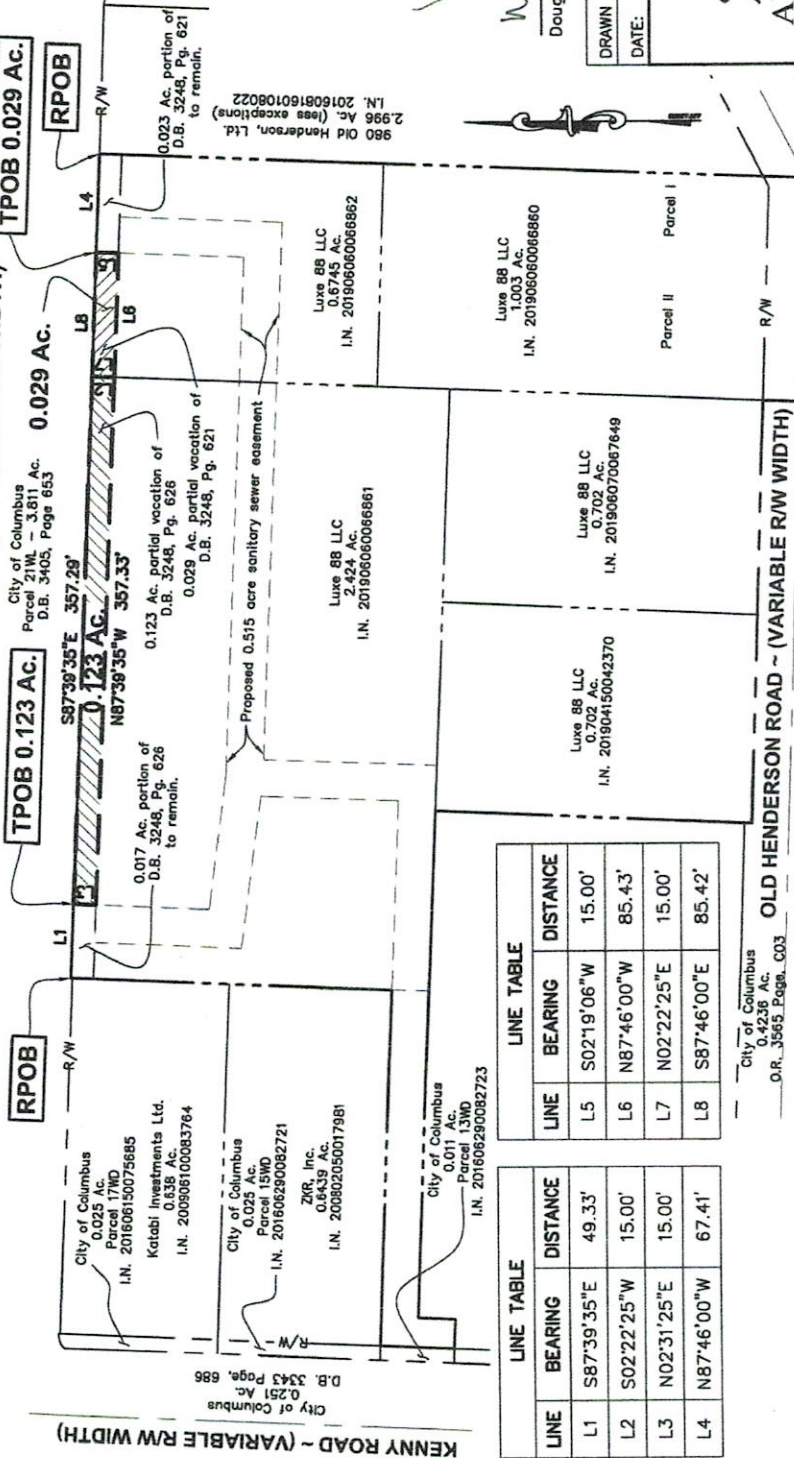
(IN FEET)

1 inch = 100 ft.

This exhibit is based on existing Franklin County Auditor's and Recorder's records and an actual field survey performed by Advanced Civil Design in September 2018.

Bearings are based on the bearing of S 87° 39' 35" E for a portion of the southerly right-of-way line of Henderson Road and as established by using a G.P.S. Survey (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007).

KENNY ROAD ~ (VARIABLE R/W WIDTH)



LINE TABLE		
LINE	BEARING	DISTANCE
L5	S02°19'06"W	15.00'
L6	N87°46'00"W	85.43'
L7	N02°22'25"E	15.00'
L8	S87°46'00"E	85.42'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S87°39'35"E	49.33'
L2	S02°22'25"W	15.00'
L3	N02°31'25"E	15.00'
L4	N87°46'00"W	67.41'



[Signature]
Douglas R. Hock, P.S. 7661
Date: 6/14/19

DRAWN BY: DRB
JOB NO.: 18-0142-65
DATE: 06/12/2019
CHECKED BY: BCK

ADVANCED
CIVIL DESIGN

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
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ENGINEERS SURVEYORS

Sanitary Sewer Easement Vacation Description
0.029 Acres
from D.B. 3248, Pg. 621
East of Kenny Road
North of Old Henderson Road

-1-

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 1, Township 1, Range 19, United States Military Lands and being 0.029 acre of land, more or less, said 0.029 acres being part of a 0.6745 acre tract of land conveyed to Luxe 88 LLC of record in Instrument Number 201906060066862, said 0.029 acre tract also being part of an existing sanitary sewer easement of record in Deed Book 3248, Pg. 621, and more particularly described as follows:

Beginning for Reference, at a northeasterly corner of said 0.6745 acre tract, said point being the northwesterly corner of a 2.996 acre tract of land conveyed to 980 Old Henderson, Ltd. of record Instrument Number 201608160108022, being in the southerly line of a 3.811 acre tract of land described as Parcel 21WL and conveyed to the City of Columbus of record in Deed Book 3405, Page 653 and being the southerly right-of-way line of Henderson Road;

Thence **N 87° 46' 00" W**, along said common line, **67.41 feet** to a point, the **True Point of Beginning**;

Thence **S 02° 19' 06" W**, across said 0.6745 acre tract, **85.43 feet** to a point;

Thence **N 87° 46' 00" W**, continuing across said 0.6745 acre tract, **15.00 feet** to a point in the westerly line of said 0.6745 acre tract and the easterly line of a 2.424 acre tract of land conveyed to Luxe 88 LLC of record in Instrument Number 201906060066861;

Thence **N 02° 22' 25" E**, along said common line, **15.00 feet** to a common corner thereof, in the southerly line of said 3.811 acre tract and being in said southerly right-of-way;

Thence **S 87° 46' 00" E**, along the northerly line of said 0.6745 acre tract, along the southerly line of said 3.811 acre tract and along said southerly right-of-way line, **85.42 feet** to the **True Point of Beginning**, and containing **0.029 acres** of land, more or less.

This exhibit was prepared from information obtained from the Franklin County Auditor's Office, the Franklin County Recorder's Office and information obtained from an actual field survey conducted by Advanced Civil Design, Inc. in September of 2018.

Bearings are based on the bearing of S 87° 39' 35" E for a portion of the southerly right-of-way line of Henderson Road and as established by using a G.P.S. Survey (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007).

ADVANCED CIVIL DESIGN, INC.

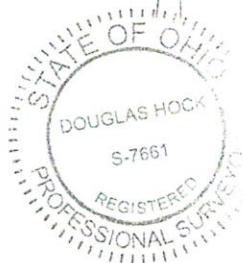


Douglas R. Hock, P.S. 7661

6/14/19

Date:

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Sanitary Sewer Easement Vacation Description

0.123 Acres

from D.B. 3248, Pg. 626

East of Kenny Road

North of Old Henderson Road

-1-

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Section 1, Township 1, Range 19, United States Military Lands and being 0.123 acre of land, more or less, said 0.123 acres being part of a 2.424 acre tract of land conveyed to Luxe 88 LLC of record in Instrument Number 201906060066861, said 0.123 acre tract also being part of an existing sanitary sewer easement of record in Deed Book 3248, Pg. 626, and more particularly described as follows:

Beginning for Reference, at a northwesterly corner of said 2.424 acre tract, said point being the southeasterly corner of a 3.811 acre tract of land conveyed to the City of Columbus and described as Parcel 21WL of record in Deed Book 3405, Page 653 and being the southerly right-of-way line of Henderson Road;

Thence **S 87° 39' 35" E**, along said common line, **49.33 feet** to a point, the **True Point of Beginning**;

Thence **S 87° 39' 35" E**, continuing along said common line, **357.29 feet** to a point at a northeasterly corner of said 2.424 acre tract and a northwesterly corner of a 0.6745 acre tract of land conveyed to Luxe 88 LLC of record in Instrument Number 201906060066862;

Thence **S 02° 22' 25" W**, along the easterly line of said 2.424 acre tract of land and the westerly line of said 0.6745 acre tract, **15.00 feet** to a point;

Thence across said 2.424 acre tract, the following two (2) courses and distances:

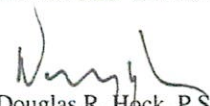
N 87° 39' 35" W, 357.33 feet to an angle point;

N 02° 31' 25" E, 15.00 feet to the **True Point of Beginning**, and containing **0.123 acres** of land, more or less.

This exhibit was prepared from information obtained from the Franklin County Auditor's Office, the Franklin County Recorder's Office and information obtained from an actual field survey conducted by Advanced Civil Design, Inc. in September of 2018.

Bearings are based on the bearing of S 87° 39' 35" E for a portion of the southerly right-of-way line of Henderson Road and as established by using a G.P.S. Survey (Ohio State Plane Coordinate System, South Zone, NAD83, NSRS 2007).

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