

**SANITARY SEWER VACATION  
0.227 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey 530, and being in the remainder of a 8.887 acre tract as conveyed to Belmont House LLC in Instrument Number 201809040119402, in a 0.535 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201804200052363 and also being a portion of a deed of easement that was granted to The City of Columbus, Ohio in Instrument Number 200403250065159 as being further described as follows;

Beginning at an aluminum capped concrete monument stamped FCGS 1637 at an angle point in the centerline of right of way of McKinley Avenue (R/W Varies), being in the east line of a tract conveyed to the Franklin County Commissioners in Deed Book 222, Page 142, and the west line of Scioto Station Condominium, Eighth Amendment as declared in Instrument Number 201410020130076 and as demonstrated in Condominium Plat Book 241, Page 50;

Thence with the centerline of McKinley Avenue, the east line of said Franklin County Commissioners property, the west line of said Scioto Station Condominium, Eighth Amendment, and the east line of said 0.535 acre tract, **S 35° 47' 21" E, 142.96 feet;**

Thence perpendicular to said centerline across said 0.535 acre tract, **S 54° 12' 39" W, 30.00 feet** to the **TRUE POINT OF BEGINNING** for the portion of sanitary sewer easement being vacated herein described as follows;

Thence continuing across said 0.535 acre tract, **S 35° 47' 21" E, 21.64 feet;**

Thence continuing across said 0.535 acre tract, **S 31° 46' 29" W, 15.50 feet;**

Thence across said 0.535 acre tract and the remainder of said 8.887 acre tract, **S 67° 04' 23" W, 478.54 feet** to the south line of the remainder of said 8.887 acre tract and the north line of the remainder of a 10.188 acre tract as conveyed to Dallas Mobile Home Village, Inc. in Instrument Number 201803010028638;

Thence with the south line of the remainder of said 8.887 acre tract and the north line of the remainder of said 10.188 acre tract, **N 23° 08' 17" W, 7.10 feet;**

Thence continuing with the south line of the remainder of said 8.887 acre tract and the north line of the remainder of said 10.188 acre tract, **N 42° 11' 26" W, 13.67 feet;**

Thence across the remainder of said 8.887 acre tract and said 0.535 acre tract, **N 67° 04' 23" E, 476.71 feet;**

Thence across said 0.535 acre tract, **N 31° 46' 29" E, 17.39 feet** to the **TRUE POINT OF BEGINNING**, containing **0.227 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. and based on existing Franklin County records, along with an actual field survey performed June, 2016 and October, 2017. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007) as derived from GPS observation that determine a portion of the centerline of Trabue Road between FCGS Mon 1636 and FCGS Mon 4434 having a bearing of S 66° 35' 53" W.

All references used in this description can be found at the Recorder's Office Franklin County, Ohio.



**ADVANCED CIVIL DESIGN, INC.**

*Jonathan E. Phelps 10/29/19*

Jonathan E. Phelps, PS  
Registration No. 8241

# 0.227 Acre Sanitary Sewer Vacation

VIRGINIA MILITARY DISTRICT 530  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

## OWNERSHIP INFORMATION

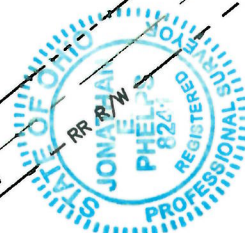
- (A) Scioto Station Condominium  
Eighth Amend. (C.P.B. 241, Pg. 50)  
I.N. 201410020130076  
(Declaration)
- (B) MJK Ventures Trাবে LLC, (as to a 55% undivided interest); Cliff Speck Trাবে LLC (as to a 30% undivided interest); MJK Dynasty Trাবে LLC (as to a 10% undivided interest) and NIK Dynasty Trাবে LLC (as to a 5% undivided interest)  
P.N. 425-287910  
I.N. 201909160119765  
1.5 Acres
- (C) Dallas Mobile Home Village, Inc.  
P.N. 010-281453  
I.N. 201910010129083  
0.022 Acres

- (D) City of Columbus, Ohio  
I.N. 201804200052363  
0.535 Acres
- (E) City of Columbus, Ohio  
I.N. 201804200052364  
0.086 Acres

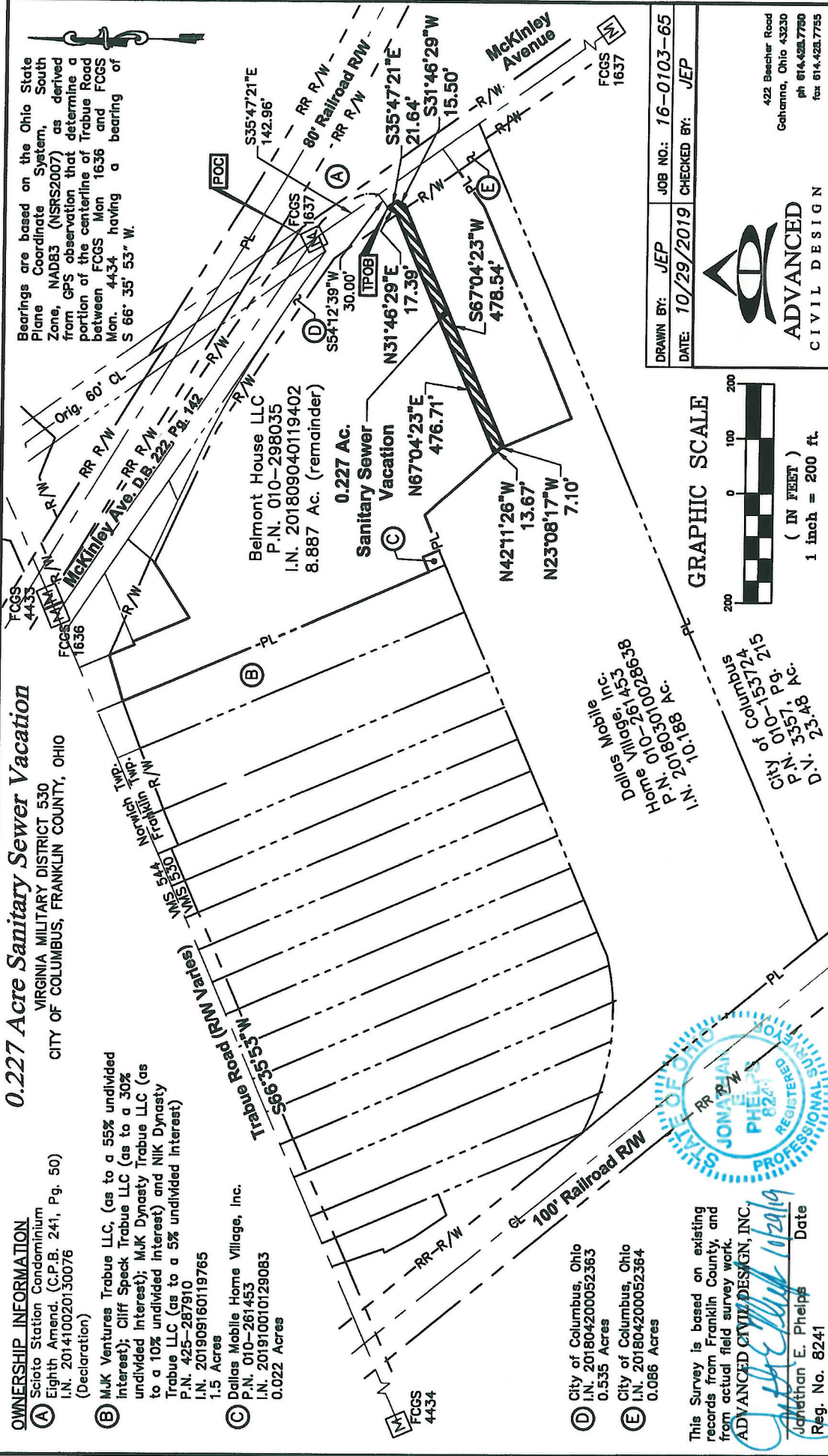
This Survey is based on existing records from Franklin County, and from actual field survey work.

ADVANCED CIVIL DESIGN, INC.

*J. Pheips*  
Jonathan E. Pheips Date  
Reg. No. 8241



Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NRS2007) as derived from GPS observation that determine a portion of the centerline of Trাবে Road between FCGS Mon 1636 and FCGS Mon. 4434 having a bearing of S 66° 35' 53" W.




## GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

DRAWN BY: JEP	JOB NO.: 16-0103-65
DATE: 10/29/2019	CHECKED BY: JEP



**ADVANCED**  
CIVIL DESIGN  
ENGINEERS SURVEYORS

422 Beecher Road  
Gehanna, Ohio 43230  
PH 614.428.7760  
fax 614.428.7755

**SANITARY SEWER VACATION  
0.032 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military Survey 530, and being in the remainder of a 10.188 acre tract as conveyed to Dallas Mobile Home Village, Inc. in Instrument Number 201803010028638 and also being a portion of a deed of easement that was granted to The City of Columbus, Ohio in Instrument Number 200403250065159 as being further described as follows;

Beginning at an aluminum capped concrete monument stamped FCGS 1637 at an angle point in the centerline of right of way of McKinley Avenue (R/W Varies), being in the east line of a tract conveyed to the Franklin County Commissioners in Deed Book 222, Page 142, and the west line of Scioto Station Condominium, Eighth Amendment as declared in Instrument Number 201410020130076 and as demonstrated in Condominium Plat Book 241, Page 50;

Thence with the centerline of McKinley Avenue, the east line of said Franklin County Commissioners property, the west line of said Scioto Station Condominium, Eighth Amendment and the east line of a 0.535 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201804200052363, **S 35° 47' 21" E, 287.26 feet** to the southeast corner of said 0.535 acre tract and the northeast corner of a 0.086 acre tract as conveyed to the City of Columbus, Ohio in Instrument Number 201804200052364;

Thence with the south line of said 0.535 acre tract, the north line of said 0.086 acre tract, the south line of the remainder of said 8.887 acre tract and the north line of the remainder of a 10.188 acre tract as conveyed to Dallas Mobile Home Village, Inc. in Instrument Number 201803010028638, **S 54° 12' 39" W, 130.93 feet** to an angle point in the south line of the remainder of said 8.887 acre tract and the north line of the remainder of said 10.188 acre tract;

Thence with the south line of the remainder of said 8.887 acre tract and the north line of the remainder of said 10.188 acre tract, **S 66° 51' 43" W, 419.60 feet** to an angle point in the south line of the remainder of said 8.887 acre tract and the north line of the remainder of said 10.188 acre tract;

Thence continuing with the south line of the remainder of said 8.887 acre tract and the north line of the remainder of said 10.188 acre tract, **N 23° 08' 17" W, 134.64 feet** to the **TRUE POINT OF BEGINNING** for the portion of sanitary sewer easement being vacated herein described as follows;

Thence the following three (3) courses across the remainder of said 10.188 acre tract:

1. **S 67° 04' 23" W, 71.93 feet;**
2. **N 21° 50' 32" W, 20.01 feet;**
3. **N 67° 04' 23" E, 67.02 feet** to the north line of the remainder of said 10.188 acre tract and the south line of the remainder of said 8.887 acre tract;

Thence with the south line of the remainder of said 8.887 acre tract and the north line of the remainder of said 10.188 acre tract, **S 42° 11' 26" E, 13.67 feet** to an angle

point in the north line of the remainder of said 10.188 acre tract and the south line of the remainder of said 8.887 acre tract;

Thence continuing with the south line of the remainder of said 8.887 acre tract and the north line of the remainder of said 10.188 acre tract, **S 23° 08' 17" E, 7.10 feet** to the **TRUE POINT OF BEGINNING**, containing **0.032 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. and based on existing Franklin County records, along with an actual field survey performed June, 2016 and October, 2017. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2007) as derived from GPS observation that determine a portion of the centerline of Trabue Road between FCGS Mon 1636 and FCGS Mon 4434 having a bearing of S 66° 35' 53" W.

All references used in this description can be found at the Recorder's Office Franklin County, Ohio.



**ADVANCED CIVIL DESIGN INC.**

*Jonathan E. Phelps 10/29/19*

Jonathan E. Phelps, PS  
Registration No. 8241

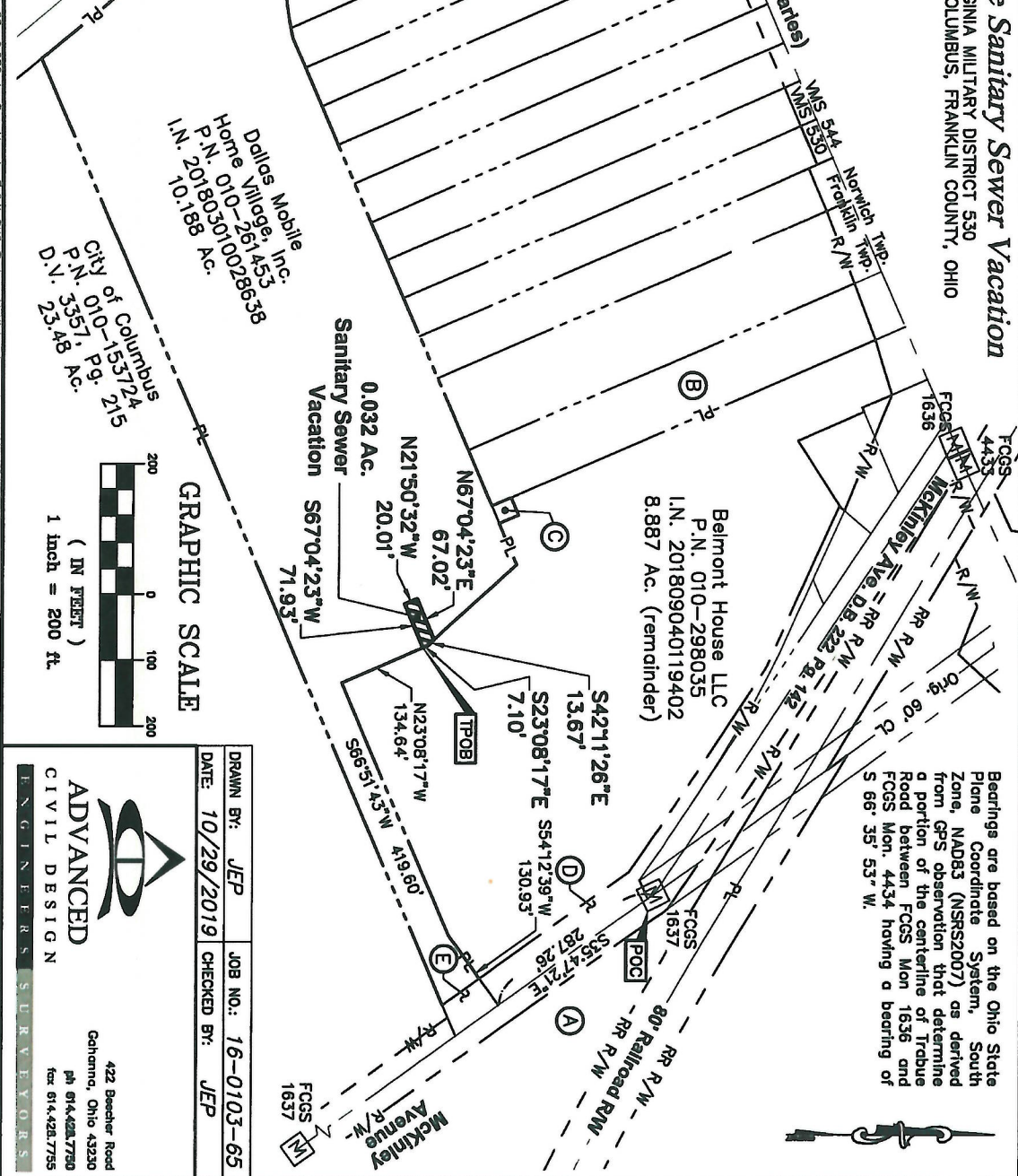


**OWNERSHIP INFORMATION**  
**0.032 Acre Sanitary Sewer Vacation**  
 VIRGINIA MILITARY DISTRICT 530  
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

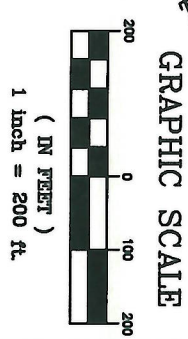
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 Eighth Amend. (C.P.B. 241, Pg. 50)  
 I.N. 201410020130076  
 (Declaration)
- (B)** MJK Ventures Trabue LLC, (as to a 55% undivided interest); Cliff Speck Trabue LLC (as to a 30% undivided interest); MJK Dynasty Trabue LLC (as to a 10% undivided interest) and MJK Dynasty Trabue LLC (as to a 5% undivided interest)  
 P.N. 425-287910  
 I.N. 201909160119765  
 1.5 Acres
- (C)** Dallas Mobile Home Village, Inc.  
 P.N. 010-281453  
 I.N. 201910010129083  
 0.022 Acres

- (D)** City of Columbus, Ohio  
 I.N. 201804200052363  
 0.535 Acres
- (E)** City of Columbus, Ohio  
 I.N. 201804200052364  
 0.066 Acres

This Survey is based on existing records from Franklin County, and from actual field survey work.  
**ADVANCED CIVIL DESIGN, INC.**  
 JOHNATHAN E. PHELPS  
 Reg. No. 8241  
 Date 10/29/2019



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<b>ADVANCED CIVIL DESIGN</b> ENGINEERS SURVEYORS	422 Beecher Road Columbus, Ohio 43230 ph 614.428.7750 fax 614.428.7755
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