

Description of a 0.123 Acre Temporary Access Easement
Parcel 1

Situated in the State of Ohio, County of Franklin, and the City of Dublin, being a 20 foot Temporary Access Easement lying on, over and across Lot H and the Association Reserve of Quarry Place Office Park as shown in Plat Book 68, Page 3, as conveyed to Quarry Place Owners' Association, Inc., an Ohio non-profit corporation, by deed of record in Instrument Number 201210090150686 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly describe as follows:

COMMENCING at the intersection of the line common to said Lot H and said Association Reserve, with the existing westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies) as recorded in Deed Book 1208, Page 190;

Thence North 15° 46' 23" West a distance of 43.03 feet, along said westerly right of way line of Riverside Drive, to the **TRUE POINT OF BEGINNING**:

Thence across and through said Lot H and said Association Reserve the following courses and distances:

South 72° 33' 06" West a distance of 41.75 feet, to a point of curvature;

Along a curve to the left, with a radius of 10.00 feet, a delta angle of 87° 13' 37", an arc length of 15.22 feet, a chord distance of 13.80 feet, with a chord bearing South 28° 56' 17" West, to a point of tangency;

South 14° 40' 31" East a distance of 147.46 feet, to a point;

South 11° 02' 03" East a distance of 42.60 feet, to a point on the line common to the Association Reserve and Lot A as conveyed to Chiefs of Police, Inc., an Ohio Corporation, by deed of record in Official Record 14098B20;

Thence South 76° 34' 41" West a distance of 20.02 feet, along the line common to said Association Reserve and Lot A, to a point;

Thence across and through said Association Reserve and said Lot H the following courses and distances:

North 11° 02' 03" West a distance of 42.80 feet, to a point;

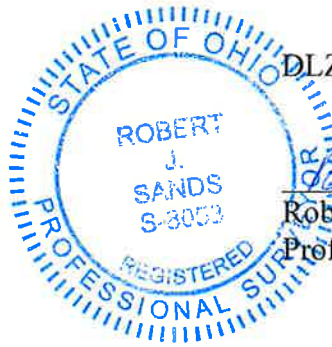
North 14° 40' 31" West a distance of 156.35 feet, to a point of curvature;

Along a curve to the right, with a radius of 20.00 feet, a delta angle of 87° 13' 37", an arc length of 30.45 feet, a chord distance of 27.59 feet, with a chord bearing North 28° 56' 17" East, to a point;

North 72° 33' 06" East, a distance of 51.86 feet, to a point on the existing westerly right of way line of Riverside Drive;

Thence South 15° 46' 23" East a distance of 20.01 feet, to the **TRUE POINT OF BEGINNING**, containing 0.123 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.



DLZ Ohio

Robert J. Sands

Robert J. Sands

Professional Surveyor No. 8053

12/12/23

Date



6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF DUBLIN, WASHINGTON TOWNSHIP,
SECTION 3, TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LANDS
0.123 ACRE TEMP. ACCESS ESMT.



QUARRY PLACE OWNERS'
ASSOCIATION, INC.,
AN OHIO NON-PROFIT
CORPORATION
RIVERSIDE DR.
PID # 273-009075
INST. NO. 201210090150686
LOT H
P.B. 68 PG. 3

S15° 46' 23"E
20.01'

P.O.B.

P.O.C.

20' TEMPORARY
ACCESS EASEMENT

RIGHT OF WAY
EASEMENT
PLAT BOOK 68
PAGE 03
DEED BOOK 1208
PAGE 190

RIVERSIDE DRIVE (U.S. RT. 33) (WIDTH VARIES)

QUARRY PLACE OWNERS'
ASSOCIATION, INC.,
AN OHIO NON-PROFIT
CORPORATION
RIVERSIDE DR.
PID # 273-009076
INST. NO. 20120090150686
ASSOCIATION RESERVE OF
QUARRY PARK OFFICE PARK
P.B. 68 PG. 3

0.123
ACRE

CHIEFS OF POLICE, INC.,
AN OHIO CORPORATION
6277 RIVERSIDE DR.
PID # 273-009068
O.R. 14098B20
LOT A
P.B. 68 PG. 3

C1	C2
R=10.00'	R=20.00'
Δ=87°13'37"	Δ=87°13'37"
L=15.22'	L=30.45'
CH D=13.80'	CH D=27.59'
CH B=S28°56'17"W	CH B=N28°56'17"E

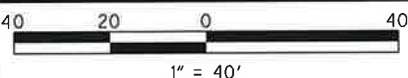
LEGEND	
	PROPERTY LINE
	EX. RIGHT OF WAY
	PROP. TEMP. RIGHT OF WAY
	POINT OF BEGINNING
	POINT OF COMMENCING

NOTES:

1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

DATE: 12/12/23

PARCEL 1

DRAWN BY:
VJM

REVIEWED BY:
RJS



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Description of a 0.091 Acre Temporary Access Easement
Parcel 2

Situated in the State of Ohio, County of Franklin, and the City of Dublin, being a 20 foot Temporary Access Easement lying on, over, and across Lot A of Quarry Place Office Park as shown in Plat Book 68, Page 3, as conveyed to Chiefs of Police, Inc., an Ohio Corporation, by deed of record in Official Record 14098B20 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly describe as follows:

COMMENCING at the intersection of the line common to Lot A and the Association Reserve of said Quarry Place Office Park as conveyed to Quarry Place Owners' Association, Inc., an Ohio Non-profit corporation, by deed of record in Instrument Number 20120090150686 with the existing westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies) as recorded in Deed Book 1208 Page 190;

Thence South 76° 34' 41" West a distance of 50.49 feet, along the line common to said Lot A and said Association Reserve, to the **TRUE POINT OF BEGINNING**:

Thence across and through said Lot A the following courses and distances:

South 11° 02' 03" East a distance of 35.39 feet, to a point;

South 13° 53' 48" East a distance of 67.43 feet, to a point;

South 16° 07' 55" East a distance of 95.10 feet, to a point on the line common to said Lot A and Lot B as conveyed to Hillsdale Development, LLC, an Ohio limited liability company, by deed of record in Instrument Number 200106220141230;

Thence South 76° 17' 18" West a distance of 20.02 feet, along the line common to said Lots A and B, to a point;

Thence across and through said Lot A the following courses and distances:

North 16° 07' 55" West a distance of 94.64 feet, to a point;

North 13° 53' 48" West a distance of 68.32 feet, to a point;

North 11° 02' 03" West a distance of 35.06 feet, to a point on the line common to said Lot A and said Association Reserve;

Thence North 76° 34' 41" East a distance of 20.02 feet, along the line common to said Lot A and said Association Reserve, to the **TRUE POINT OF BEGINNING**, containing 0.091 acre, more or less, subject to all easements, restrictions, and rights-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

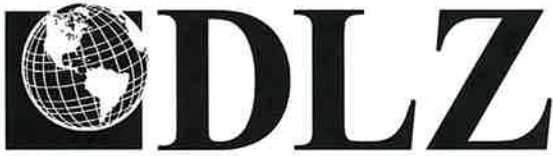


DLZ Ohio


Robert J. Sands

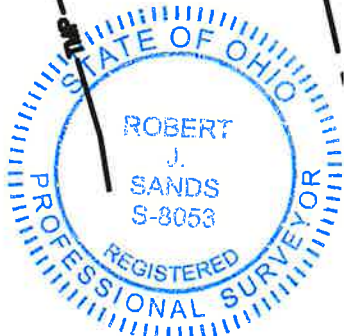
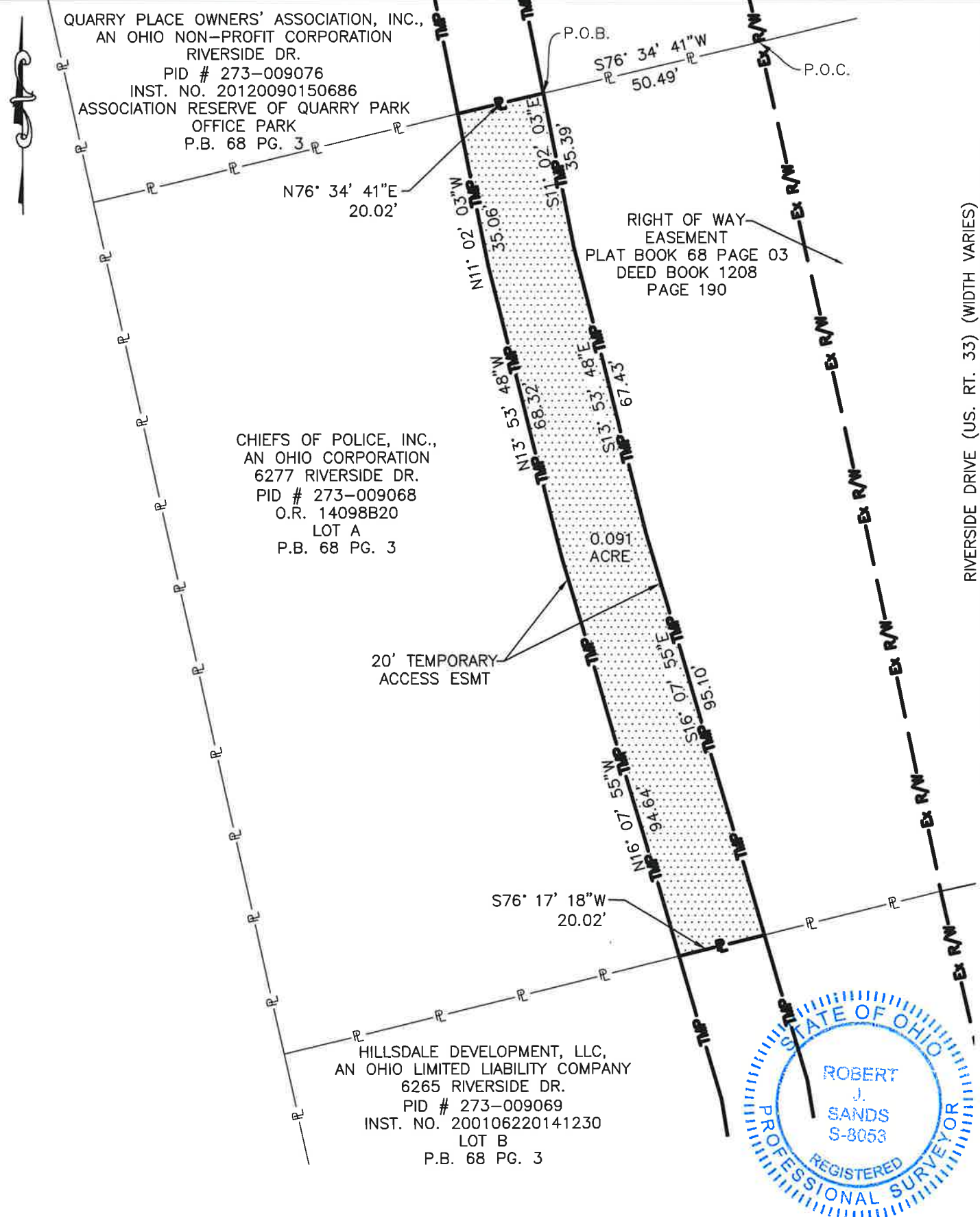
Professional Surveyor No. 8053


Date



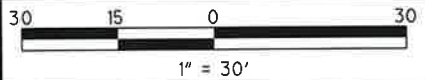
6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF DUBLIN, WASHINGTON TOWNSHIP,
SECTION 3, TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LANDS
0.091 ACRE TEMP.ACCESS ESMT.



NOTES:
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

BASIS FOR BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053
DATE: 12/12/23

PARCEL 2
DRAWN BY: VJM
REVIEWED BY: RJS

X:\Projects\2023\2221\600500_BAC-5616a Main North Rehab\07_Survey\Basesmap\Easements

Description of a 0.072 Acre Temporary Access Easement
Parcel 3

Situated in the State of Ohio, County of Franklin, and the City of Dublin, being a 20 foot Temporary Access Easement lying on, over, and across Lot B of Quarry Place Office Park as shown in Plat Book 68, Page 3, as conveyed to Hillsdale Development, LLC, an Ohio Limited Liability Company by deed of record in Instrument Number 200106220141230 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly describe as follows:

COMMENCING at the intersection of the line common to Lot B and Lot A as conveyed to Chiefs of Police, Inc., an Ohio Corporation, by deed of record in Official Record 14098B20, with the existing westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies) as recorded in Plat Book 68 Page 03;

Thence South $76^{\circ} 17' 18''$ West a distance of 41.28 feet, along the line common to Lots B and A, to the **TRUE POINT OF BEGINNING**:

Thence across and through said Lot B the following courses and distances:

South $16^{\circ} 07' 55''$ East a distance of 34.46 feet, to a point;

South $08^{\circ} 51' 42''$ East a distance of 75.32 feet, to a point;

South $04^{\circ} 35' 54''$ East a distance of 47.08 feet, to a point on the line common to said Lot B and Lot C as conveyed to Mina L. Dioun, a married woman, by deed of record in Instrument Number 201906280078195;

Thence South $75^{\circ} 55' 43''$ West a distance of 20.28 feet, along the line common to said Lots B and C, to a point;

Thence across and through said Lot B the following courses and distances:

North $04^{\circ} 35' 54''$ West a distance of 49.68 feet, to a point;

North $08^{\circ} 51' 42''$ West a distance of 73.31 feet, to a point;

North $16^{\circ} 07' 55''$ West a distance of 34.03 feet, to a point on the line common to said Lots B and A;

Thence North $76^{\circ} 17' 18''$ East a distance of 20.02 feet, along the line common to said Lots B and A, to the **TRUE POINT OF BEGINNING**, containing 0.072 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.



DLZ Ohio

Robert J. Sands
Robert J. Sands

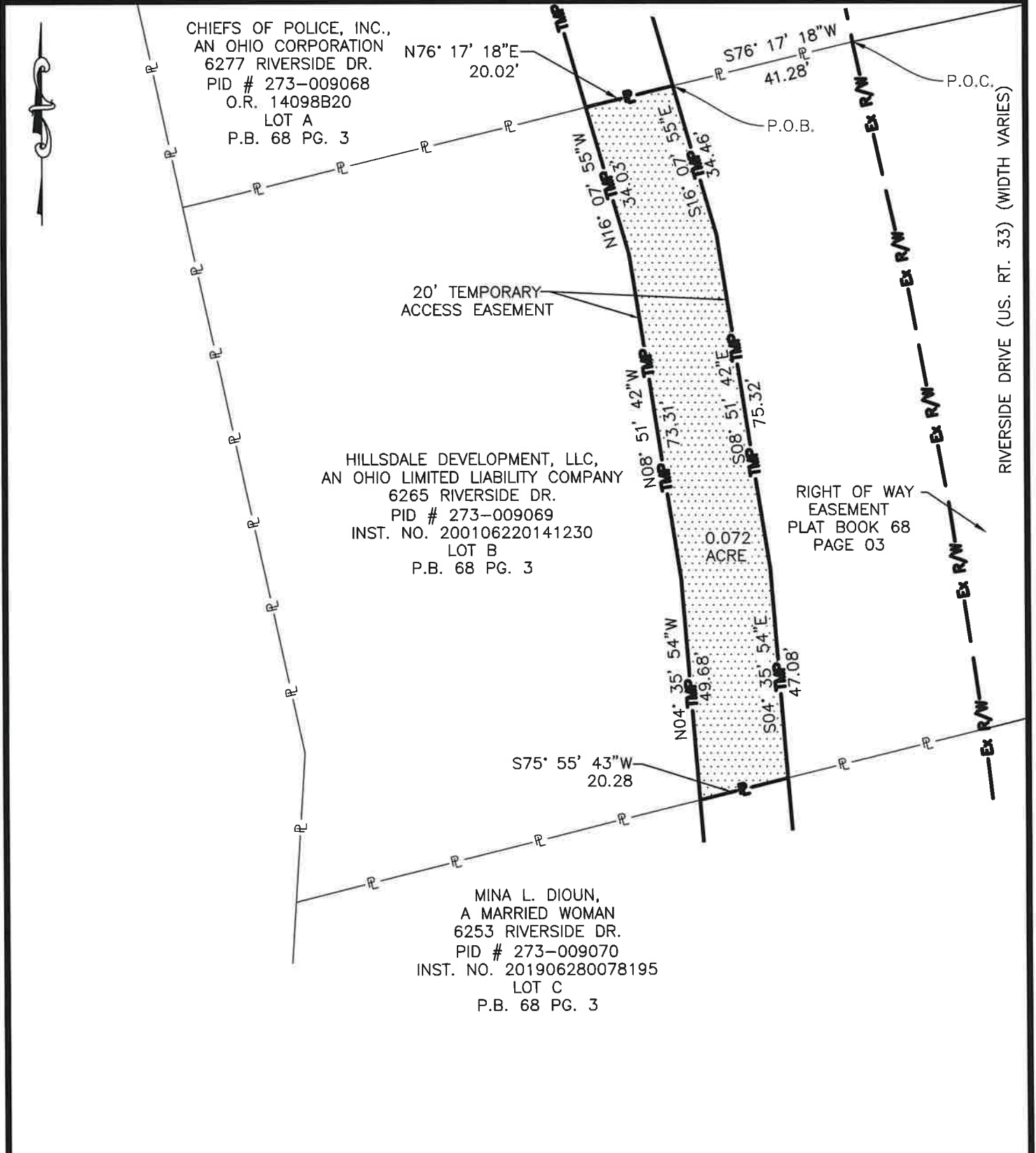
Professional Surveyor No. 8053

12/12/23
Date



6121 Huntley Road - Columbus, Ohio 43229-1003
 Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 CITY OF DUBLIN, WASHINGTON TOWNSHIP,
 SECTION 3, TOWNSHIP 2, RANGE 19,
 UNITED STATES MILITARY LANDS
 0.072 ACRE TEMP. ACCESS ESMT.

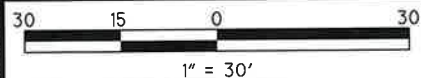


- NOTES:
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
 2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
 3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

	PROPERTY LINE
	EX. RIGHT OF WAY
	PROP. TEMP. RIGHT OF WAY
	POINT OF BEGINNING
	POINT OF COMMENCING

BASIS FOR BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



Robert J. Sands
 ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/23
 DATE:

PARCEL 3
 DRAWN BY:
 VJM
 REVIEWED BY:
 RJS

Description of a 0.088 Acre Temporary Access Easement
Parcel 4

Situated in the State of Ohio, County of Franklin, and the City of Dublin, being a 20 foot Temporary Access Easement lying on, over, and across Lot C of Quarry Place Office Park as shown in Plat Book 68, Page 3, as conveyed Mina L. Dioun, a married woman, by deed of record in Instrument Number 201906280078195 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly describe as follows:

COMMENCING at the intersection of the line common to Lot C and Lot B as conveyed to Hillsdale Development, LLC, an Ohio Limited Liability Company, by deed of record in Instrument Number 200106220141230, with the existing westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies) as recorded in Plat Book 68, Page 03;

Thence South 75° 55' 44" West a distance of 45.09 feet, along the line common to said Lots C and B, to the **TRUE POINT OF BEGINNING**:

Thence across and through said Lot C the following courses and distances:

South 04° 35' 54" East a distance of 72.74 feet, to a point;

South 01° 11' 05" West a distance of 121.31 feet, to a point on the line common to said Lot C and Lot D as conveyed to R&M Real Properties, LLC, an Ohio limited liability company, by deed of record in Instrument Number 201612130171592;

Thence South 80° 03' 14" West a distance of 20.38 feet, along the line common to said Lots C and D, to a point;

Thence across and through said Lot C the following courses and distances:

North 01° 11' 05" East a distance of 124.23 feet, to a point;

North 04° 35' 54" West a distance of 68.40 feet, to a point on the line common to said Lots C and B;

Thence North 75° 55' 43" East, a distance of 20.28 feet, along the line common to said Lots C and B, to the **TRUE POINT OF BEGINNING**, containing 0.088 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.



DLZ Ohio

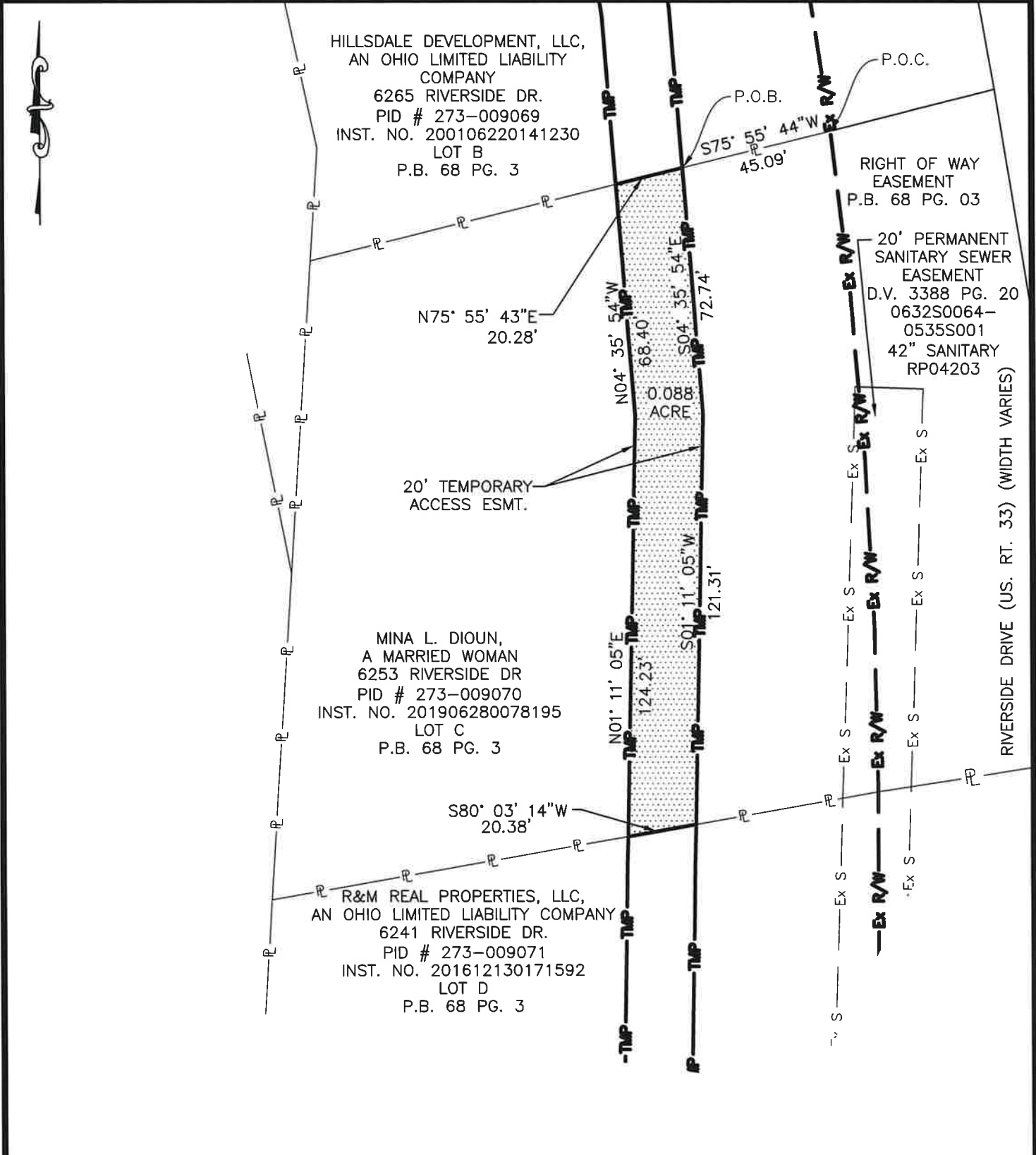
Robert J. Sands
Robert J. Sands
Professional Surveyor No. 8053

12/12/23
Date



6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF DUBLIN, WASHINGTON TOWNSHIP,
SECTION 3, TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LANDS
0.088 ACRE TEMP. ACCESS ESMT.



NOTES:

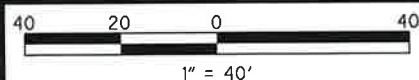
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

- PROPERTY LINE
- EX. RIGHT OF WAY
- PROP. TEMP. RIGHT OF WAY
- EX. SANITARY SEWER EASEMENT
- POINT OF BEGINNING
- POINT OF COMMENCING

BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/23
DATE:

PARCEL 4

DRAWN BY:
VJM
REVIEWED BY:
RJS

Description of a 0.115 Acre Temporary Access Easement
Parcel 5

Situated in the State of Ohio, County of Franklin, and the City of Dublin, being a 20 foot Temporary Access Easement lying a portion of Lot D of Quarry Place Office Park as shown in Plat Book 68, Pages 3, as conveyed to R&M Real Properties, LLC, and Ohio limited liability company by deed of record in Instrument Number 201612130171592 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly describe as follows:

COMMENCING at the intersection of the line common to Lot D and Lot C as conveyed to Mina L. Dioun, a married woman by deed of record in Instrument Number 201906280078195, with the existing westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies) as recorded in Plat Book 68, Page 03;

Thence South 80° 03' 14" West a distance of 54.61 feet, along the line common to said Lot D and Lot C, to the **TRUE POINT OF BEGINNING**:

Thence across and through said Lot D the following courses and distances:

South 01° 11' 05" West a distance of 10.97 feet, to a point;

South 01° 02' 19" West a distance of 88.09 feet, to a point;

South 89° 20' 12" East a distance of 41.52 feet, to a point on the westerly line of an existing 20 foot permanent sanitary sewer easement as described in Deed Book 3388, Page 20;

Thence South 01° 56' 15" West a distance of 50.65 feet, along the westerly line of said sanitary sewer easement, to a point;

Thence across and through said Lot D the following courses and distances:

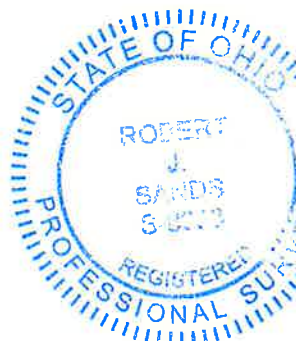
North 88° 37' 15" West a distance of 60.72 feet, to a point;

North 01° 02' 18" East a distance of 138.12 feet, to a point;

North 01° 11' 05" East a distance of 7.06 feet, to a point;

North 80° 03' 14" East a distance of 20.38 feet, to the **TRUE POINT OF BEGINNING**, containing 0.115 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

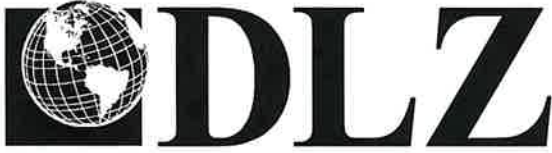


DLZ Ohio


Robert J. Sands

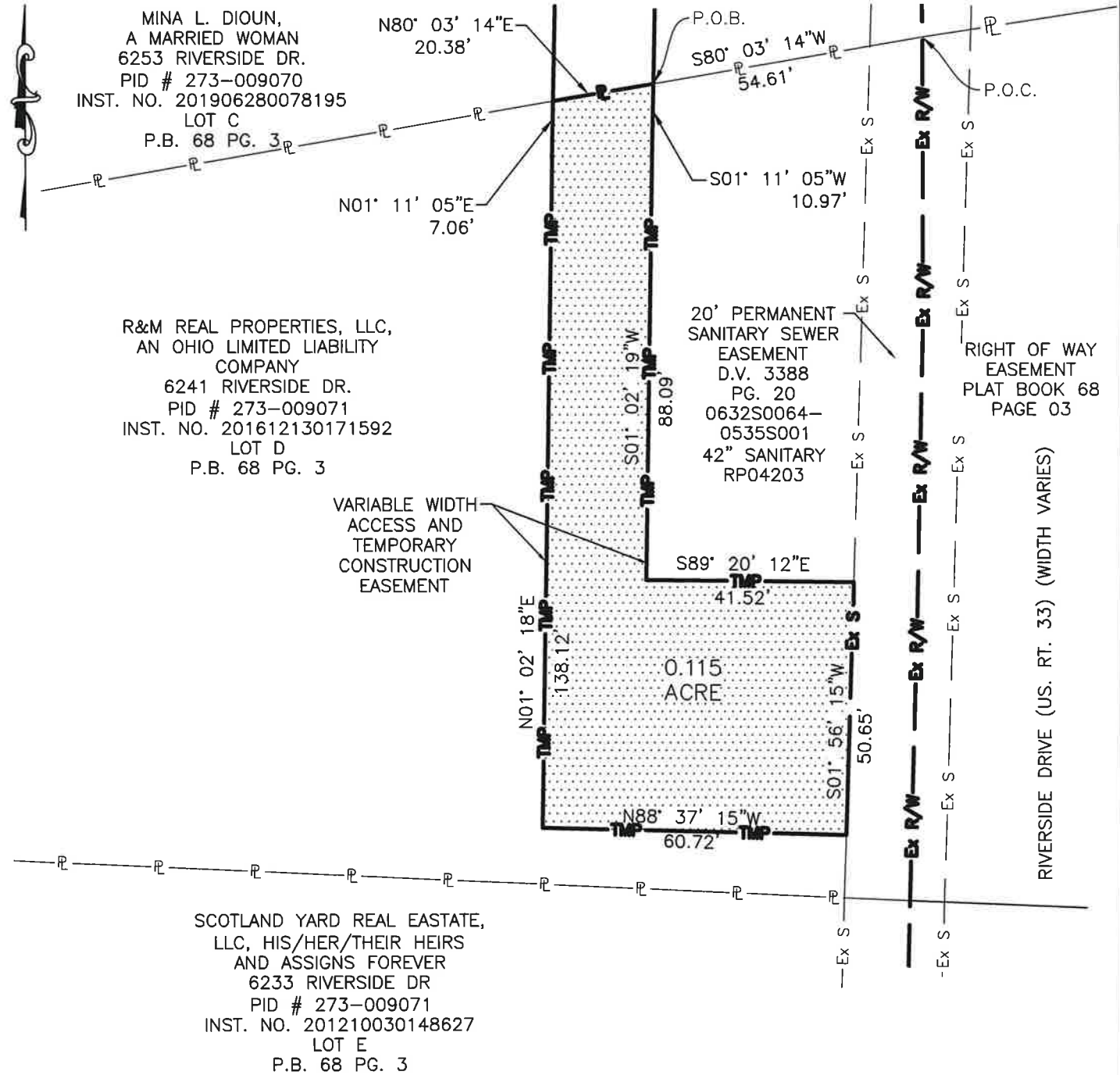
Professional Surveyor No. 8053


Date



6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF DUBLIN, WASHINGTON TOWNSHIP,
SECTION 3, TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LANDS
0.115 ACRE TEMP. ACCESS ESMT.



MINA L. DIOUN,
A MARRIED WOMAN
6253 RIVERSIDE DR.
PID # 273-009070
INST. NO. 201906280078195
LOT C
P.B. 68 PG. 3

R&M REAL PROPERTIES, LLC,
AN OHIO LIMITED LIABILITY
COMPANY
6241 RIVERSIDE DR.
PID # 273-009071
INST. NO. 201612130171592
LOT D
P.B. 68 PG. 3

VARIABLE WIDTH
ACCESS AND
TEMPORARY
CONSTRUCTION
EASEMENT

20' PERMANENT
SANITARY SEWER
EASEMENT
D.V. 3388
PG. 20
0632S0064-
0535S001
42" SANITARY
RP04203

RIGHT OF WAY
EASEMENT
PLAT BOOK 68
PAGE 03

SCOTLAND YARD REAL ESTATE,
LLC, HIS/HER/THEIR HEIRS
AND ASSIGNS FOREVER
6233 RIVERSIDE DR
PID # 273-009071
INST. NO. 201210030148627
LOT E
P.B. 68 PG. 3

RIVERSIDE DRIVE (US. RT. 33) (WIDTH VARIES)

NOTES:

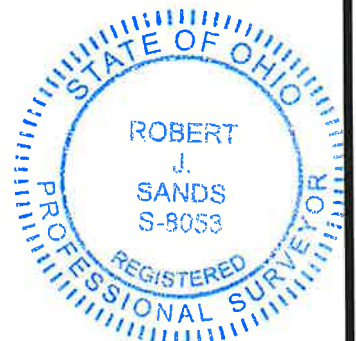
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

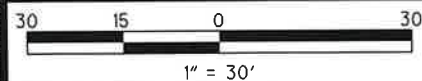
- PROPERTY LINE
- EX. RIGHT OF WAY
- PROP. TEMP. RIGHT OF WAY
- EX. SANITARY SEWER EASEMENT
- POINT OF BEGINNING
- POINT OF COMMENCING

BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



PARCEL 5



Robert J. Sands
ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/23

DRAWN BY:
VJM
REVIEWED BY:
RJS

X:\Projects\2023\2221\000500_BAC-Scioto_Main_North_Rehab\07_Survey\Basemap\Easements

Description of a 0.012 Acre Temporary Access Easement
Parcel 6

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over, and across a 1.301 acre tract, as conveyed to Quarry Office Building Partnership by deed of record Official Record 05651I20 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the intersection of the line common to said 1.301 acre tract and a 4.268 acre tract conveyed to Michael R. Hitsman, Trustee of the Roger A. Vaughan Trust by deed of record in Instrument Number 200004200077299 and the westerly line of an existing 20 foot sewer easement as described in Deed Book 3350 Page 654;

Thence North 57° 06' 12" West a distance of 22.38 feet, to a point;

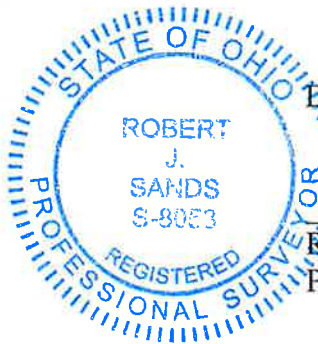
Thence across and through said 1.301 acre tract the following courses and distances:

North 12° 07' 31" East a distance of 21.43 feet, to a point;

South 79° 39' 19" East a distance of 20.00 feet, to a point on the westerly line of said 20 foot sewer easement;

Thence South 10° 20' 41" East a distance of 30.00 feet along the westerly line of said 20 foot sewer easement, to the **TRUE POINT OF BEGINNING**, containing 0.012 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.



DLZ Ohio

Robert J. Sands
Robert J. Sands

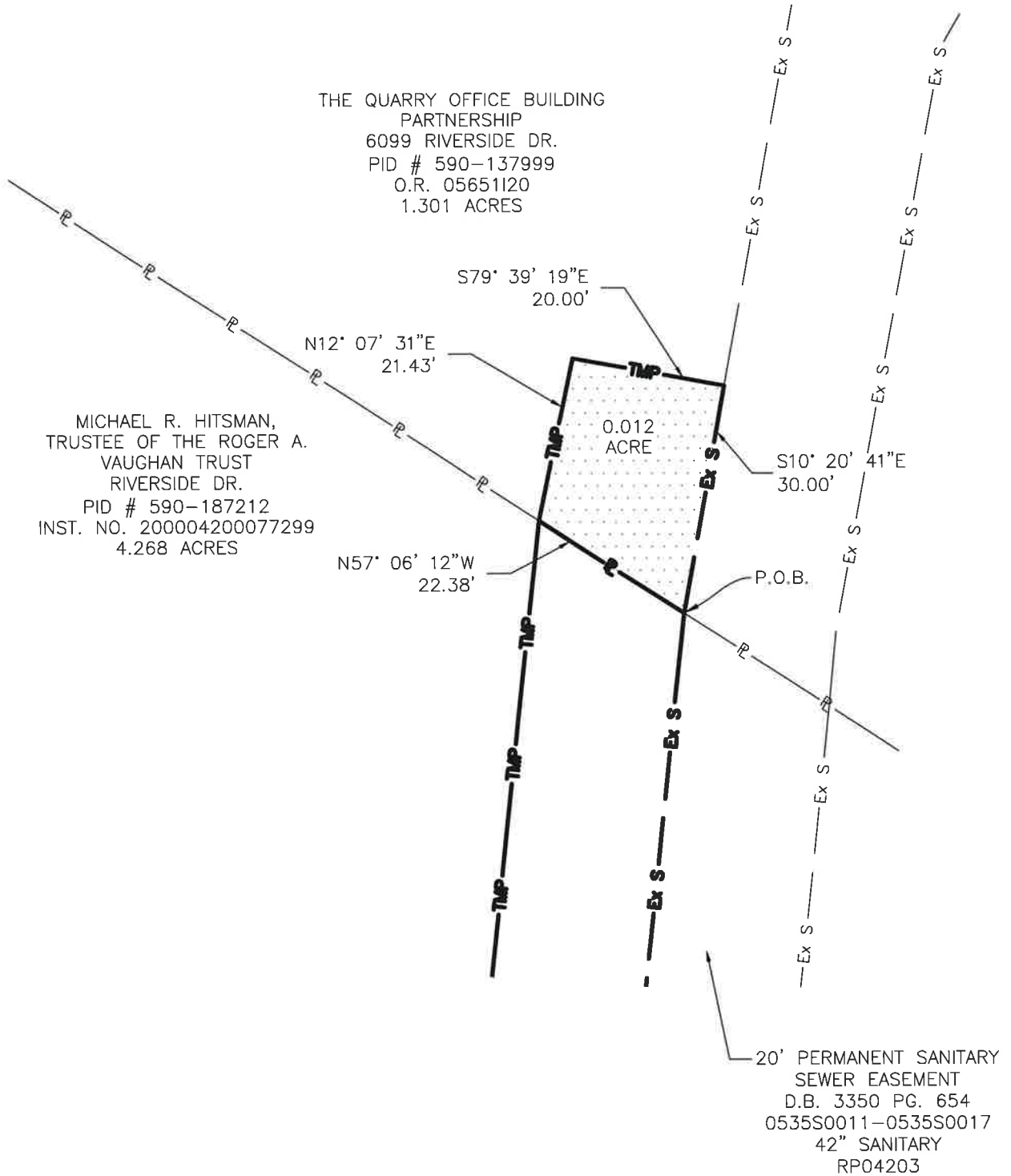
Professional Surveyor No. 8053

12/12/23
Date



6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LANDS
0.012 ACRE TEMP. ACCESS ESMT.

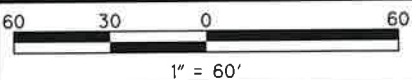
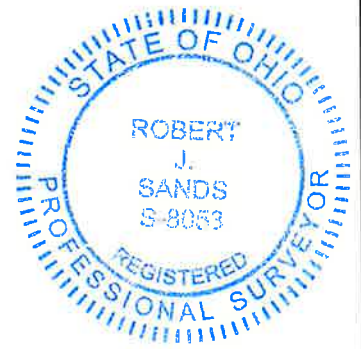


- NOTES:
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
 2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
 3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

	PROPERTY LINE
	EX. RIGHT OF WAY
	PROP. TEMP. RIGHT OF WAY
	POINT OF BEGINNING

BASIS FOR BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON
THE OHIO STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE
OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL
REFERENCE SYSTEM.



Robert J. Sands
ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/23
DATE:

PARCEL 6
DRAWN BY:
VJM
REVIEWED BY:
RJS

x:\Projects\2022\2221\605500_B&C-Scioto_Main_North_Removal_07_Survey\Basemap\Examinate

Description of a 0.404 Acre Temporary Access Easement
Parcel 7

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over, and across a 4.268 acre tract, as conveyed to Michael R. Hitsman, Trustee of the Roger A. Vaughan Trust by deed of record in Instrument Number 200004200077299 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the intersection of the line common to said 4.268 acre tract and a 1.301 acre tract as conveyed to the Quarry Office Building Partnership, by deed of record in Official Record 05651120, and the westerly line of an existing 20 foot sewer easement as described in Deed Book 3350 Page 654;

Thence along the westerly line of said existing sewer easement the following courses and distances:

South 06° 14' 56" West a distance of 500.39 feet, to a point;

South 06° 10' 56" West, a distance of 8.60 feet to a point;

Thence across and through said 4.268 acre tract the following courses and distances:

North 83° 19' 21" West a distance of 20.00 feet, to a point;

North 06° 10' 56" East a distance of 8.44 feet, to a point;

North 06° 14' 56" East a distance of 376.38 feet, to a point;

North 83° 21' 58" West, a distance of 126.56 feet, to a point of curvature;

Along a curve to the left, with a radius of 51.46 feet, a delta angle of 63° 33' 32", an arc length of 57.08 feet, a chord distance of 54.14 feet, with a chord bearing South 67° 21' 20" West, to a point of tangency;

South 36° 05' 27" West a distance of 27.16 feet, to a point;

South 36° 39' 03" West a distance of 143.05 feet, to a point on the line common to said 4.268 acre tract and Lot 30 of The Quarry on the Scioto Subdivision as shown in Plat Book 62, Page 3, as conveyed to Barbara G. Ludwig, by deed of record in Instrument Number 200709250168439, also being the northerly line of a variable width access and utility easement as shown in Plat Book 62, Page 3;

Thence North 59° 11' 48" West a distance of 5.03 feet, along the line common to said 4.268 acre tract and said Lot 30, also being the northerly line to said access and utility easement, to a point also being a corner of Lot 31 as conveyed to George W. Gilbert and Rebecca L. Johnston-Gilbert, Husband and Wife, for their joint lives, remainder to the survivor of them by deed of record in Instrument Number 201312240209297;

Thence North 59° 12' 07" East a distance of 15.08 feet, along the line common to said 4.268 acre tract and Lot 31, to a point;

Thence North 36° 39' 03" East a distance of 145.00 feet, along the line common to said 4.268 acre tract and Lot 31, to a point;

Thence across and through said 4.268 acre tract the following courses and distances:

North 36° 05' 27" East a distance of 26.97 feet, to a point of curvature;

Along a curve to the right, with a radius of 71.46 feet, a delta angle of 63° 28' 29", an arc length of 79.16 feet, a chord distance of 75.18 feet, with a chord bearing South 67° 21' 20" West, to a point of tangency;


South 83° 23' 31" East a distance of 125.57 feet, to a point;

North 06° 14' 56" East a distance of 114.02 feet, to a point on the line common to said 4.268 and 1.301 acre tracts;

Thence South 57° 06' 12" East a distance of 22.38 feet, along the line common to said 4.268 and 13.01 acre tracts, to the **TRUE POINT OF BEGINNING**, containing 0.404 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

DLZ Ohio



Robert J. Sands
Robert J. Sands
Professional Surveyor No. 8053

12/12/23
Date



6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LANDS
0.404 ACRE TEMP. ACCESS ESMT.

Line Table		
Line #	Bearing	Length
L1	S06° 10' 56"W	8.60'
L2	N83° 19' 21"W	20.00'
L3	N06° 10' 56"E	8.44'
L4	S36° 05' 27"W	27.16'
L5	S36° 39' 03"W	143.05'

Line Table		
Line #	Bearing	Length
L6	N59° 11' 48"W	5.03'
L7	N59° 12' 07"E	15.08'
L8	N36° 39' 03"E	145.00'
L9	N36° 05' 27"E	26.97'
L10	S57° 06' 12"E	22.38'

C1 R=51.46'
Δ=63°33'32"
L=57.08'
CH D=54.14'
CH B=S67°21'20"W

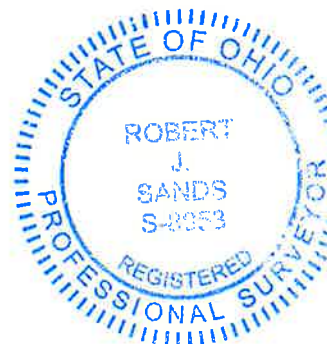
C2 R=71.46'
Δ=63°28'29"
L=79.16'
CH D=75.18'
CH B=S67°21'20"W

GEORGE W. GILBERT AND
REBECCA L. JOHNSTON-GILBERT,
HUSBAND AND WIFE, FOR THEIR
JOINT LIVES REMAINDER TO THE
SURVIVOR OF THEM
6547 QUARRY LN.
PID # 590-198764
INST. NO. 201312240209297
LOT 31
P.B. 62 PG. 3

MICHAEL R. HITSMAN,
TRUSTEE OF THE ROGER A.
VAUGHAN TRUST
RIVERSIDE DR.
PID # 590-187212
INST. NO. 200004200077299
4.268 ACRES

BARBARA G. LUDWIG
6553 QUARRY LN.
PID # 590-198763
INST. NO. 200709250168439
LOT 30
P.B. 62 PG. 3

VARIABLE WIDTH
ACCESS AND UTILITY
EASEMENT
P.B. 62 PG. 3



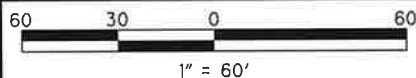
- NOTES:
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
 2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
 3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND	
	PROPERTY LINE
	EX. RIGHT OF WAY
	PROP. TEMP. RIGHT OF WAY
	POINT OF BEGINNING

BASIS FOR BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON
THE OHIO STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE
OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL
REFERENCE SYSTEM.

20' PERMANENT SANITARY
SEWER EASEMENT
D.B. 3350 PG. 654
0535S0011-0535S0028
42" SANITARY
RP04203 & RP04202

PARCEL 7



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

DATE: 12/12/23

DRAWN BY: VJM
REVIEWED BY: RJS

Description of a 0.281 Acre Temporary Construction Easement
Parcel 8A

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a Temporary Construction Easement lying on, over and across Reserve B of The Quarry on the Scioto as shown in Plat Book 62, Page 3, and conveyed to Vaughan-Ransom Partnership by Official Record 2035I09 and Official Record 433M14 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the southeast corner of Lot 19 B as conveyed to Raven Carbon Gray, Unmarried, and Jeffery Rowe-Sparks, by deed of record in Instrument Number 202205040068684;

Thence South 83° 37' 27" East a distance of 44.34 feet, across and through Reserve B, to a point on the westerly line of an existing 20 foot permanent sanitary sewer easement as shown in Plat Book 62, Page 03;

Thence along the westerly line of said permanent sanitary sewer easement the following courses and distances:

South 06° 17' 39" West a distance of 60.29 feet, to a point;

South 06° 18' 01" West a distance of 54.48 feet, to a point;

Thence North 83° 35' 06" West a distance of 74.99 feet, across and through said Reserve B, to a point on the easterly line of a variable width access and utility easement as shown in Plat Book 62, Page 3;

Thence along a curve to the right, with a radius of 838.74 feet, a delta angle 08° 50' 13", an arc length of 129.36 feet, a chord distance of 129.24 feet, with a chord bearing North 21° 02' 33" West, along the easterly line of said access and utility easement, to a point on the line common to said Lot 19 B and Reserve B;

Thence South 83° 37' 27" East a distance of 90.02 feet, along the line common to said Reserve B and Lot 19 B, to the **TRUE POINT OF BEGINNING**, containing 0.281 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.



DLZ Ohio

Robert J. Sands
Robert J. Sands
Professional Surveyor No. 8053

12/14/23

Date

Description of a 0.603 Acre Temporary Access Easement
Parcel 8

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over and across Reserve B of The Quarry on the Scioto as shown in Plat Book 62, Page 3 and conveyed to Vaughan-Ransom Partnership by Official Record 2035109 and Official Record 433M14 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the intersection of the line common to said Reserve B and Lot 14 B as conveyed to Maara A. Fink and Karren A. Fink, co-trustees of the second amendment and restatement of the living trust agreement of Sondra S. Fink dated March 2, 2010, by deed of record in Instrument Number 202310040103875, with the easterly line of an existing 20 foot permanent sanitary sewer easement as shown in Plat Book 62, Page 3;

Thence along the easterly line of said sanitary sewer easement the following courses and distances:

North 06° 32' 41" East a distance of 4.66 feet, to a point;

North 05° 12' 38" East a distance of 65.10 feet, to a point;

North 06° 18' 01" East a distance of 315.60 feet, to a point;

North 06° 17' 39" East a distance of 234.23 feet, to a point;

North 06° 15' 21" East a distance of 80.01 feet, to a point;

North 06° 17' 45" East a distance of 319.99 feet, to a point;

North 06° 18' 34" East a distance of 258.50 feet, to a point;

North 06° 10' 56" East a distance of 32.69 feet, to a point on the southerly line of an existing 30 foot access and utility easement as shown in Plat Book 62, Page 3;

Thence South 84° 08' 56" East a distance of 20.00 feet, to a point;

Thence across and through said Reserve B the following courses and distances:

South 06° 10' 56" West a distance of 32.83 feet, to a point;

South 06° 18' 34" West a distance of 258.52 feet, to a point;

South 06° 17' 45" West a distance of 319.97 feet, to a point;

South 06° 15' 21" West a distance of 80.02 feet, to a point;

South 06° 17' 39" West a distance of 234.24 feet, to a point;

South 06° 18' 01" West a distance of 315.41 feet, to a point;


South 05° 12' 38" West a distance of 65.14 feet, to a point;

South 06° 32' 41" West a distance of 8.87 feet, to a point on the line common to Reserve B and Lot 15 A as conveyed Carol Jane Bettershell by deed of record in Instrument Number 201707050091098;

Along a curve to the right, with a radius of 91.56 feet, a delta angle of 12° 52' 17", an arc length of 20.57, a chord distance of 20.53 feet, with a chord bearing North 70° 08' 23" West, to the **TRUE POINT OF BEGINNING**, containing 0.603 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

DLZ Ohio



Robert J. Sands
Robert J. Sands
Professional Surveyor No. 8053

12/12/23
Date

Description of a 13.42 Square Feet Temporary Access Easement
Parcel 9

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a variable width Temporary Access Easement lying on, over and across a portion of Lot 14 B, of The Quarry on the Scioto as shown in Plat Book 62, Page 03, as conveyed to Maara A. Fink and Karren A. Fink, co-trustees of the second amendment and restatement of the living trust agreement of Sondra S. Fink dated March 2, 2010, by deed of record in Instrument Number 202310040103875 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at the southeast corner of said Lot 14 B and a northerly corner of Lot 15 A as conveyed to Carol Jane Bettershell, by deed of record in Instrument Number 201707050091098, also being in the southerly line of Reserve B of The Quarry on the Scioto as shown in Plat Book 62, Page 3 as conveyed to Vaughan-Ransom Partnership by Official Record 2035I09 and Official Record 433M14;

Thence South 83° 42' 54" West a distance of 7.62 feet, along the line common to said Lots 14 B and 15 A, to a point on the easterly line of a 20 foot sanitary sewer easement shown in Plat Book 62, Page 03;

Thence North 06° 32' 41" East a distance of 3.72 feet, along the easterly line of said sanitary sewer easement, to a point on the line common to said Lot 14 B and Reserve B;

Thence along a curve to the left, with a radius of 91.56 feet, a delta angle of 04° 49' 17", an arc length of 7.70 feet, a chord distance of 7.70 feet, with a bearing South 68° 13' 01" East, along the line common to said Lot 14 B and Reserve B, to the **TRUE POINT OF BEGINNING**, containing 13.42 square feet, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.



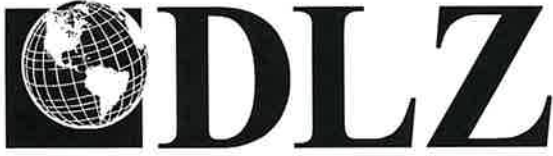
DLZ Ohio

Robert J. Sands
Robert J. Sands

12/12/23

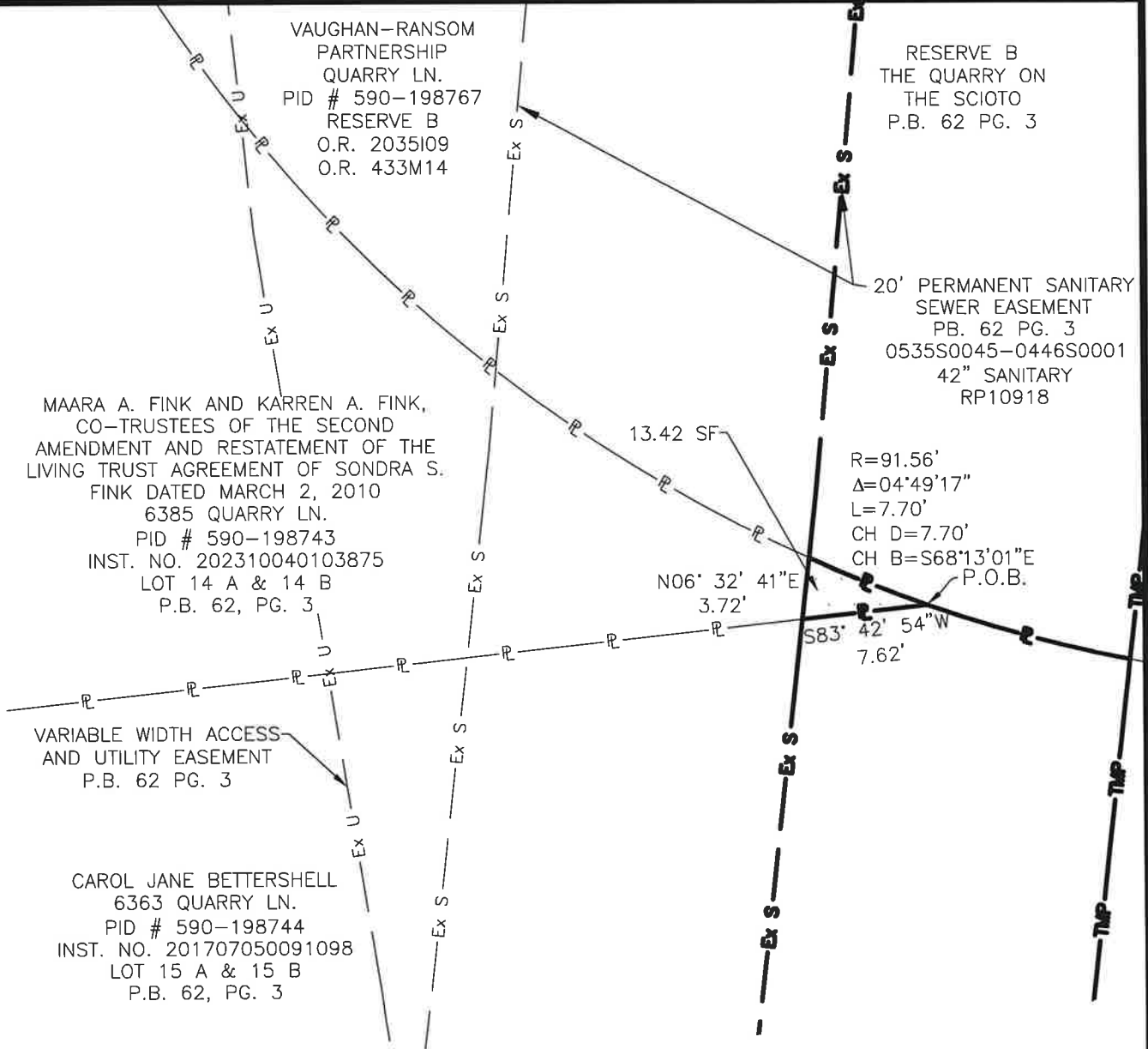
Date

Professional Surveyor No. 8053



6121 Huntley Road - Columbus, Ohio 43229-1003
 Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
 TOWNSHIP 2, RANGE 19,
 UNITED STATES MILITARY LANDS
 13.42 SQ. FT. TEMP. ACCESS ESMT.



NOTES:

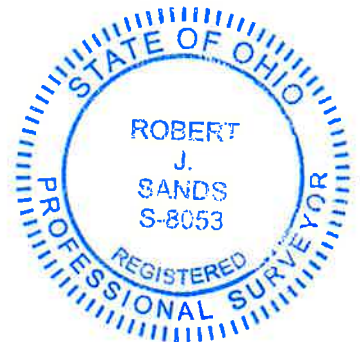
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

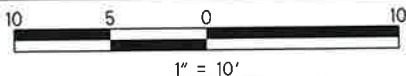
- PROPERTY LINE
- EX. RIGHT OF WAY
- PROP. TEMP. RIGHT OF WAY
- EX. SANITARY SEWER EASEMENT
- EX. UTILITY EASEMENT
- POINT OF BEGINNING

BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



PARCEL 9



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

Robert J. Sands

12/12/23

DATE:

DRAWN BY:
VJM
REVIEWED BY:
RJS

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

Description of a 0.026 Acre Temporary Access Easement
Parcel 10

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over, and across a portion of Lot 15 A of The Quarry on the Scioto as shown in Plat Book 62, Page 3, as conveyed to Carol Jane Bettershell by deed of record in Instrument Number 201707050091098 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly describe as follows:

BEGINNING at the southeast corner of Lot 14 B as conveyed to Maara A. Fink and Karren A. Fink, co-trustees of the second amendment and restatement of the living trust agreement of Sondra S. Fink dated March 2, 2010, by deed of record in Instrument Number 202310040103875, also being a northerly corner of said Lot 15 A, said corner being on the southerly line of Reserve B of The Quarry on the Scioto as shown in Plat Book 62, Page 3 and conveyed to Vaughan-Ransom Partnership by Official Record 2035I09 and Official Record 433M14;

Thence along a curve to the left, with a radius of 91.56 feet, a delta angle of 07° 57' 58", an arc length of 12.73 feet, a chord distance of 12.72 feet, with a bearing of South 74° 36' 38" East, to a point;

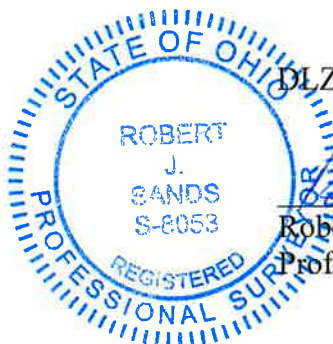
Thence South 06° 32' 41" West a distance of 56.95 feet, across and through said Lot 15 A, to a point on the northerly line of a variable width access and utility easement as shown in Plat Book 62, Page 3;

Thence along a curve to the right, with a radius of 112.93 feet, a delta angle of 10° 28' 35", an arc length of 20.65, a chord distance of 20.62, with a bearing of North 69° 22' 24" West, along the northerly line of said variable width access and utility easement, to a point on the easterly line of a 20 foot sanitary sewer easement as shown in Plat Book 62, Page 3;

Thence North 06° 32' 41" East a distance of 52.20 feet, along the easterly line of said sanitary sewer easement, to a point of the line common to said Lot 15 A and Lot 14 B;

Thence North 83° 42' 54" East a distance of 7.62 feet, along the line common to said Lot 15 A and Lot 14 B, to the **TRUE POINT OF BEGINNING**, containing 0.026 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

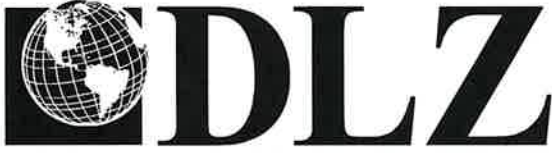
The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.



DLZ Ohio

[Signature]
Robert J. Sands
Professional Surveyor No. 8053

12/12/23
Date



6121 Huntley Road - Columbus, Ohio 43229-1003
 Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
 TOWNSHIP 2, RANGE 19,
 UNITED STATES MILITARY LANDS
 0.026 ACRE TEMP. ACCESS ESMT.

MAARA A. FINK AND KARRIN A. FINK, CO-TRUSTEES
 OF THE SECOND AMENDMENT AND RESTATEMENT OF
 THE LIVING TRUST AGREEMENT OF SONDR A. FINK
 DATED MARCH 2, 2010
 6385 QUARRY LN.
 PID # 590-198743
 INST. NO. 202310040103875
 LOT 14 A & 14 B
 P.B. 62, PG. 3

VAUGHAN-RANSOM
 PARTNERSHIP
 QUARRY LN.
 PID # 590-198767
 RESERVE B
 O.R. 2035109
 O.R. 433M14

RESERVE B
 THE QUARRY ON
 THE SCIOTO
 P.B. 62 PG. 3

CAROL JANE BETTERSHELL
 6363 QUARRY LN.
 PID # 590-198744
 INST. NO. 201707050091098
 LOT 15 A & 15 B
 P.B. 62, PG. 3

20' PERMANENT
 SANITARY SEWER
 EASEMENT
 PB. 62 PG. 3
 0535S0045-0446S0001
 42" SANITARY
 RP10918

VARIABLE WIDTH
 ACCESS AND
 UTILITY EASEMENT
 PB. 62 PG. 3

C1
 R=91.56'
 $\Delta=07^{\circ}57'58''$
 L=12.73'
 CH D=12.72'
 CH B=S74^{\circ}36'38''E

Line Table		
Line #	Bearing	Length
L1	N83^{\circ}42'54''E	7.62'

R=112.93'
 $\Delta=10^{\circ}28'35''$
 L=20.65'
 CH D=20.62'
 CH B=N69^{\circ}22'24''W

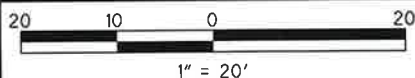
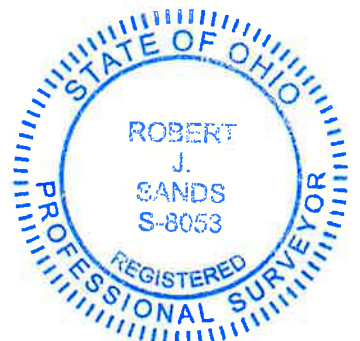
- NOTES:
 1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
 2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
 3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

- PROPERTY LINE
- EX. R/W EX. RIGHT OF WAY
- PROP. TEMP. RIGHT OF WAY
- EX. SANITARY SEWER EASEMENT
- EX. UTILITY 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), GEOID 18 USING THE
 OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL
 REFERENCE SYSTEM.



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

DATE: 12/12/23

PARCEL 10
 DRAWN BY: VJM
 REVIEWED BY: RJS

X:\Projects\2022\221\00500_BAC-Scioto_Main_North_Rehab\07_Survey\Bearing\Entriments



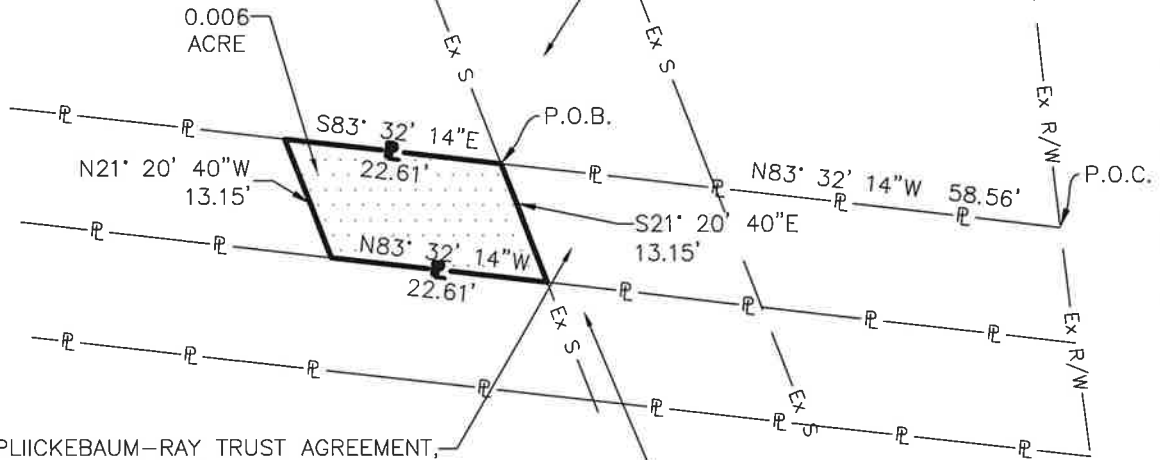
6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LAND
0.006 ACRE TEMP. ACCESS ESMT.



MICHAEL D. HORAN
5621 RIVERSIDE DR.
PID # 590-206466
INST. NO. 201506180081409
LOT 18
P.B. 65 PG. 45

20' PERMANENT SANITARY
SEWER EASEMENT
P.B. 62 PG. 04
0446S0011-0446S0012
42" SANITARY
RP04202



CHARLENE PLICKEBAUM-RAY TRUST AGREEMENT,
DATED THE 9TH OF FEB., 2006, OR AS
AMENDED THEREAFTER
RIVERSIDE DR.
PID # 590-206479
INST. NO. 200603070042685
LOT 30
P.B. 65, PG. 45

JAMES D. BOWERS AND AGNES W. BOWERS,
HUSBAND AND WIFE,
THEIR HEIRS AND ASSIGNS FOREVER
RIVERSIDE DR.
PID # 590-206478
O.R. 13245E20
LOT 29
P.B. 65 PG. 45

NOTES:

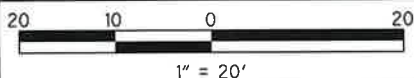
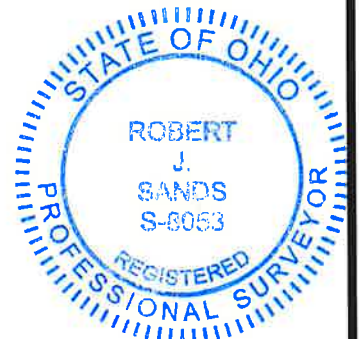
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

- PROPERTY LINE
- Ex R/W EX. RIGHT OF WAY
- TMP PROP. TEMP. RIGHT OF WAY
- Ex S EX. SANITARY SEWER 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), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/23
DATE:

PARCEL 11
DRAWN BY: VJM
REVIEWED BY: RJS

X:\Projects\2022\2221\609500_B&C-Scioto Main North Rehab\02-Survey\Borawski\Esmt\Esmt.dwg

Description of a 0.006 Acre Temporary Access Easement
Parcel 12

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over, and across a portion of Reserve Lot 29 as shown in Plat Book 65, Page 45 as conveyed to James D. Bowers and Agnes W. Bowers, Husband and Wife, their heirs and assigns forever by deed of record in Official Record 13245E30 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the intersection of the line common to said Reserve Lot 29 and Reserve Lot 30 as conveyed to Charlene Plickebaum-Ray Trust Agreement, dated the 9th of Feb., 2006, or as amended thereafter by deed of record in Instrument Number 200603070042685 with the westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies);

Thence North 83° 32' 14" West a distance of 55.23 feet, along the line common to said Reserve Lots 29 and 30, to the **TRUE POINT OF BEGINNING**, and being +/- 440 feet from the centerline intersection of Riverside Drive and Quarry Lane;

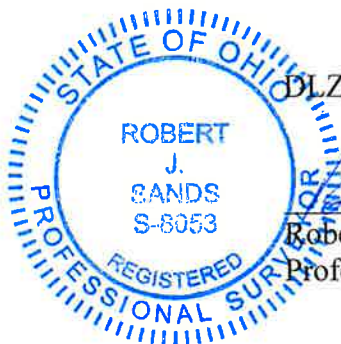
Thence South 21° 20' 40" East a distance of 13.18 feet, along the westerly line of an existing 20-foot sanitary sewer easement as shown in Plat Book 62 Page 04, to a point on the line common to said Reserve Lot 29 and Reserve Lot 28 as conveyed to Brian F. Kocak and Brenda J. Kocak, Husband and Wife, for their joint lives, remainder to the survivor of them, by deed of record in Instrument Number 201112190164967;

Thence North 83° 32' 13" West a distance of 22.61 feet, along the line common to said Reserve Lots 29 and 28, to a point;

Thence North 21° 20' 40" West a distance of 13.18 feet, across and through Reserve Lot 29, to a point on the line common to said Reserve Lots 30 and 29;

Thence South 83° 32' 14" East a distance of 22.61 feet, along the line common to said Reserve Lots 30 and 29, to the **TRUE POINT OF BEGINNING**, containing 0.006 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

 DLZ Ohio
ROBERT J. SANDS S-8053
Robert J. Sands
Robert J. Sands
Professional Surveyor No. 8053
12/12/23
Date



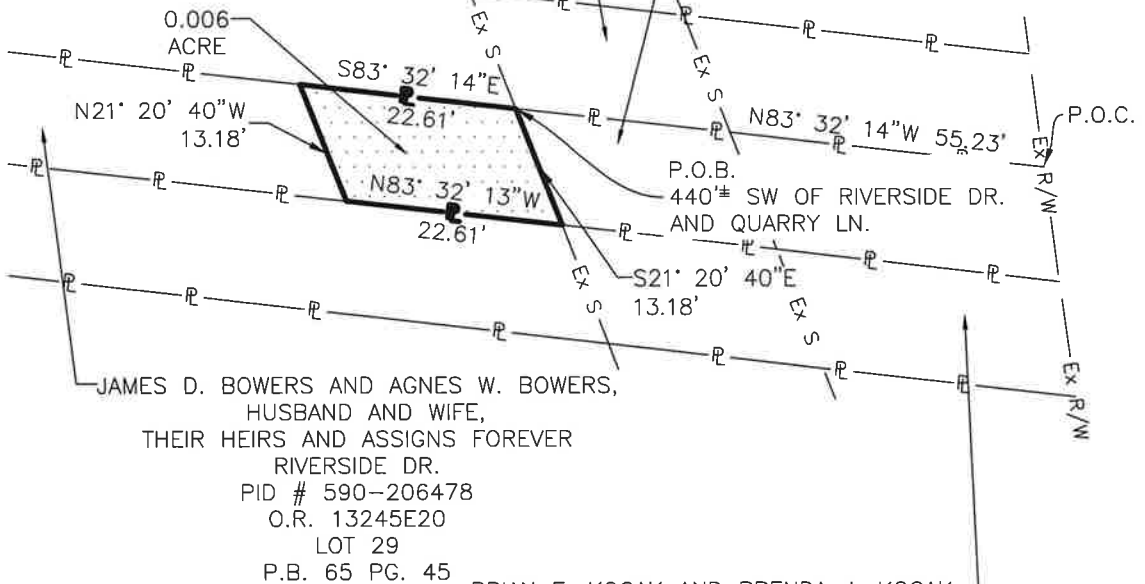
6121 Huntley Road - Columbus, Ohio 43229-1003
 Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
 TOWNSHIP 2, RANGE 19,
 UNITED STATES MILITARY LAND
 0.006 ACRE TEMP. ACCESS ESMT.



CHARLENE PLICKEBAUM-RAY TRUST AGREEMENT,
 DATED THE 9TH OF FEB., 2006, OR AS
 AMENDED THEREAFTER
 RIVERSIDE DR.
 PID # 590-206479
 INST. NO. 200603070042685
 LOT 30
 P.B. 65 PG. 45

20' PERMANENT SANITARY
 SEWER EASEMENT
 P.B. 62 PG. 04
 0446S0011-0446S0012
 42" SANITARY
 RP04202



JAMES D. BOWERS AND AGNES W. BOWERS,
 HUSBAND AND WIFE,
 THEIR HEIRS AND ASSIGNS FOREVER
 RIVERSIDE DR.
 PID # 590-206478
 O.R. 13245E20
 LOT 29
 P.B. 65 PG. 45

BRIAN F. KOCAK AND BRENDA J. KOCAK,
 HUSBAND AND WIFE, FOR THEIR JOINT LIVES,
 REMAINDER TO THE SURVIVOR OF THEM
 RIVERSIDE DR.
 PID # 590-206477
 INST. NO. 201112190164967
 LOT 28
 P.B. 65 PG. 45

NOTES:

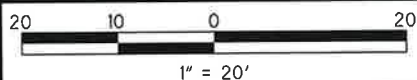
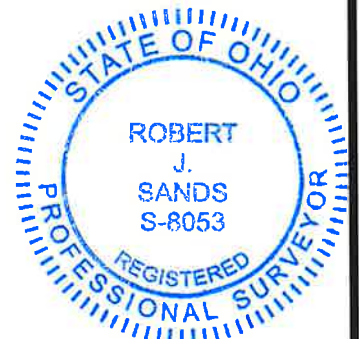
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

- PROPERTY LINE
- EX. RIGHT OF WAY
- PROP. TEMP. RIGHT OF WAY
- EX. SANITARY SEWER EASEMENT
- POINT OF BEGINNING
- POINT OF COMMENCING

BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



Robert J. Sands
 ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/23
 DATE:

PARCEL 12

DRAWN BY:
 VJM
 REVIEWED BY:
 RJS

X:\Projects\2022\2221\600500_B&C-Scioto Main North Rehab\07_Survey\Borings\Exam\Exam.mxd

Description of a 0.006 Acre Temporary Access Easement
Parcel 13

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over, and across a portion of Reserve Lot 28 as shown in Plat Book 65, Page 45 as conveyed to Brian F. Kocak and Brenda J. Kocak, Husband and Wife, for their joint lives, remainder to the survivor of them by deed of record in Instrument Number 201112190164967 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the intersection of the line common to said Reserve Lot 28 and Reserve Lot 29 as conveyed to James D. Bowers and Agnes W. Bowers, Husband and Wife, their heirs and assigns forever by deed of record in Official Record 13245E20 with the westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies);

Thence North 83° 32' 13" West a distance of 51.99 feet, along the line common to said Reserve Lot 28 and Reserve Lot 29, to the **TRUE POINT OF BEGINNING**, and being +/- 450 feet from the centerline intersection of Riverside Drive and Quarry Lane;

Thence South 21° 20' 40" East a distance of 13.10 feet, along the westerly line of an existing 20-foot sanitary sewer easement as shown in Plat Book 65 Page 45, to a point on the line common to said Reserve Lot 28 and Reserve Lot 27 as conveyed to John M. Sturgeon and Shelly L. Lee, for their joint lives, remainder to the survivor of them by deed of record in Instrument Number 200906100083968;

Thence North 83° 32' 13" West a distance of 22.61 feet, along the line common to said Reserve Lots 28 and 27, to a point;

Thence North 21° 20' 40" West a distance of 13.10 feet, across and through Reserve Lot 28, to a point on the line common to said Reserve Lots 28 and 29;

Thence South 83° 32' 13" East a distance of 22.61 feet, along the line common to said Reserve Lots 28 and 29, to the **TRUE POINT OF BEGINNING**, containing 0.006 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.



DLZ Ohio

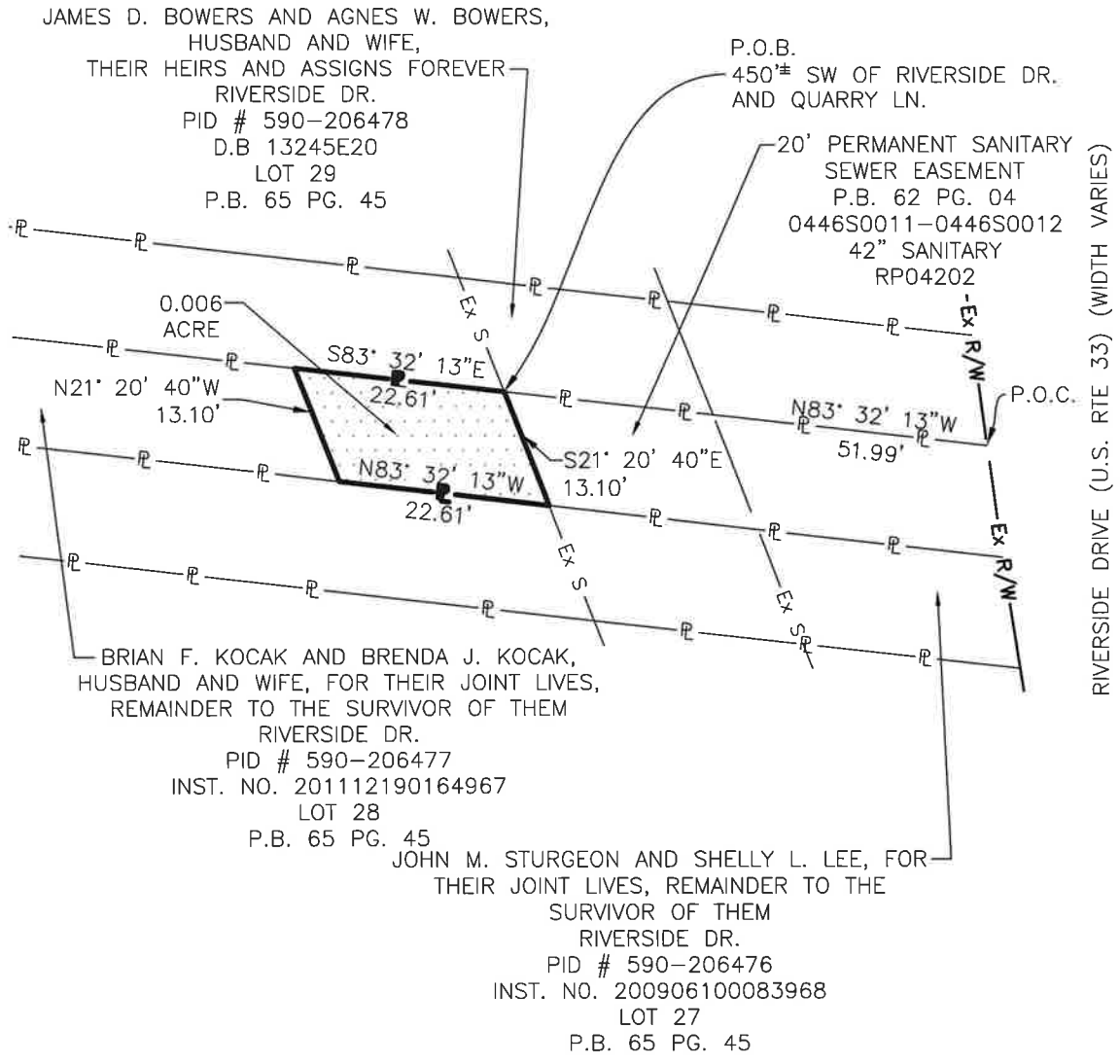

Robert J. Sands
Professional Surveyor No. 8053


Date



6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LAND
0.006 ACRE TEMP. ACCESS ESMT.



JAMES D. BOWERS AND AGNES W. BOWERS,
HUSBAND AND WIFE,
THEIR HEIRS AND ASSIGNS FOREVER
RIVERSIDE DR.
PID # 590-206478
D.B 13245E20
LOT 29
P.B. 65 PG. 45

P.O.B.
450'± SW OF RIVERSIDE DR.
AND QUARRY LN.

20' PERMANENT SANITARY
SEWER EASEMENT
P.B. 62 PG. 04
0446S0011-0446S0012
42" SANITARY
RPO4202

BRIAN F. KOCAK AND BRENDA J. KOCAK,
HUSBAND AND WIFE, FOR THEIR JOINT LIVES,
REMAINDER TO THE SURVIVOR OF THEM
RIVERSIDE DR.
PID # 590-206477
INST. NO. 201112190164967
LOT 28
P.B. 65 PG. 45

JOHN M. STURGEON AND SHELLY L. LEE, FOR
THEIR JOINT LIVES, REMAINDER TO THE
SURVIVOR OF THEM
RIVERSIDE DR.
PID # 590-206476
INST. NO. 200906100083968
LOT 27
P.B. 65 PG. 45

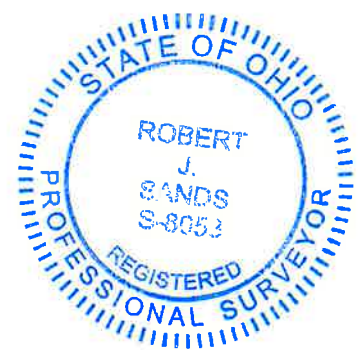
RIVERSIDE DRIVE (U.S. RTE 33) (WIDTH VARIES)

- NOTES:
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

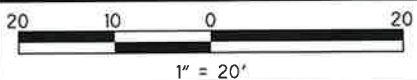
LEGEND

	PROPERTY LINE
	EX. RIGHT OF WAY
	PROP. TEMP. RIGHT OF WAY
	EX. SANITARY SEWER EASEMENT
	POINT OF BEGINNING
	POINT OF COMMENCING

BASIS FOR BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON
THE OHIO STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE
OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL
REFERENCE SYSTEM.



X:\Projects\2022\2221\600500_B&C-Scioto_Main_North_Rehab\07_Survey\Basement\Examinations



Robert J. Sands
ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053
DATE: 12/12/23

PARCEL 13
DRAWN BY: VJM
REVIEWED BY: RJS

Description of a 0.006 Acre Temporary Access Easement
Parcel 14

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement, lying on, over, and across a portion of Reserve Lot 27 as shown in Plat Book 65, Page 45 as conveyed to John M. Sturgeon and Shelly L. Lee, for their joint lives, remainder to the survivor of them, by deed of record in Instrument Number 200906100083968 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the intersection of the line common to said Reserve Lot 27 and Reserve Lot 28 as conveyed to Brian F. Kocak and Brenda J. Kocak, Husband and Wife, for their joint lives, remainder to the survivor of them by deed of record in Instrument Number 201112190164967 with the westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies);

Thence North 83° 32' 13" West a distance of 48.87 feet, along the line common to said Reserve Lot 28 and Reserve Lot 27, to the **TRUE POINT OF BEGINNING**, and being +/- 460 feet from the centerline intersection of Riverside Drive and Quarry Lane;

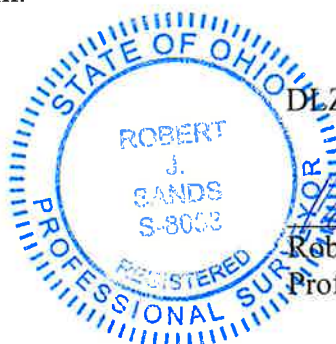
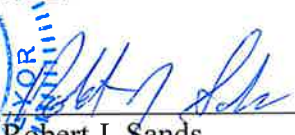
Thence South 21° 20' 40" East a distance of 13.10 feet, along the westerly line of an existing 20-foot sanitary sewer easement as shown in Plat Book 62, Page 04, to a point on the line common to said Reserve Lot 27 and Reserve Lot 26 as conveyed to Scott D. Welsh and Jill Annette Frank, husband and wife, joint and survivorship, by deed of record in Instrument Number 202310060104775;

Thence North 83° 32' 14" West a distance of 22.61 feet, along the line common to said Reserve Lots 27 and 26, to a point;

Thence North 21° 20' 40" West a distance of 13.10 feet, across and through Reserve Lot 27, to a point on the line common to said Reserve Lots 28 and 27;

Thence South 83° 32' 13" East a distance of 22.61 feet, along the line common to said Reserve Lots 28 and 27, to the **TRUE POINT OF BEGINNING**, containing 0.006 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

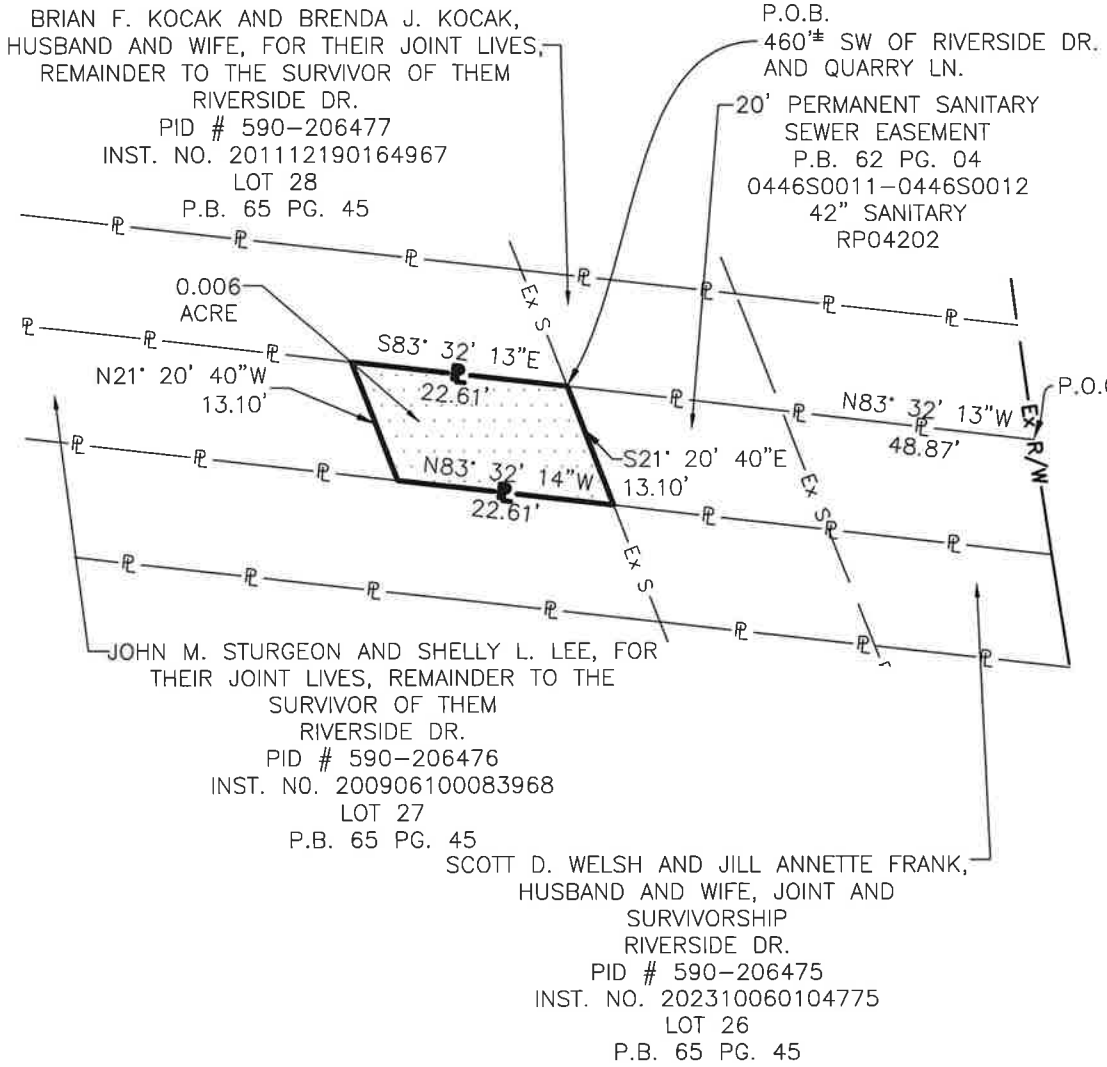
The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

 DLZ Ohio

Robert J. Sands
Professional Surveyor No. 8053
Date 12/12/23



6121 Huntley Road - Columbus, Ohio 43229-1003
 Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
 TOWNSHIP 2, RANGE 19,
 UNITED STATES MILITARY LAND
 0.006 ACRE TEMP. ACCESS ESMT.



RIVERSIDE DRIVE (U.S. RTE 33) (WIDTH VARIES)

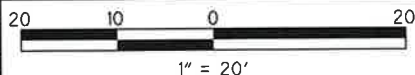
- NOTES:
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
 2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
 3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

	PROPERTY LINE
	EX. RIGHT OF WAY
	PROP. TEMP. RIGHT OF WAY
	EX. SANITARY SEWER EASEMENT
	POINT OF BEGINNING
	POINT OF COMMENCING

BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

DATE: 12/12/23

PARCEL 14

DRAWN BY: VJM
 REVIEWED BY: RJS

X:\Projects\2023\2221\600500 B&C-Scioto Main North Road\07_Survey\Basesmap\Easements

Description of a 0.006 Acre Temporary Access Easement
Parcel 15

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over, and across a portion of Reserve Lot 26 as shown in Plat Book 65, Page 45 as conveyed to Scott D. Welsh and Jill Annette Frank, husband and wife, joint and survivorship, by deed of record in Instrument Number 202310060104775 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the intersection of the line common to said Reserve Lot 26 and Reserve Lot 27 as conveyed to John M. Sturgeon and Shelly L. Lee, for their joint lives, remainder to the survivor of them, by deed of record in Instrument Number 200906100083968, with the westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies);

Thence North 83° 32' 14 West a distance of 45.85 feet, along the line common to said Reserve Lot 27 and Reserve Lot 26, to the **TRUE POINT OF BEGINNING**, and being +/- 470 feet from the centerline intersection of Riverside Drive and Quarry Lane;

Thence South 21° 20' 40" East a distance of 13.09 feet, along the westerly line of an existing 20-foot sanitary sewer easement as shown in Plat Book 62, Page 04, to a point on the line common to said Reserve Lot 26 and Reserve Lot 25 as conveyed to Charles Alfonsa Sanbe, Jr. and Lynn Marie Sanbe, married to each other, joint with the rights of survivorship, by deed of record in Instrument Number 202208250122916;

Thence North 83° 32' 15" West a distance of 22.61 feet, along the line common to said Reserve Lots 26 and 25, to a point;

Thence North 21° 20' 40" West a distance of 13.09 feet, across and through Reserve Lot 26 to a point on the line common to said Reserve Lots 27 and 26;

Thence South 83° 32' 14" East a distance of 22.61 feet, along the line common to said Reserve Lots 27 and 26, to the **TRUE POINT OF BEGINNING**, containing 0.006 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

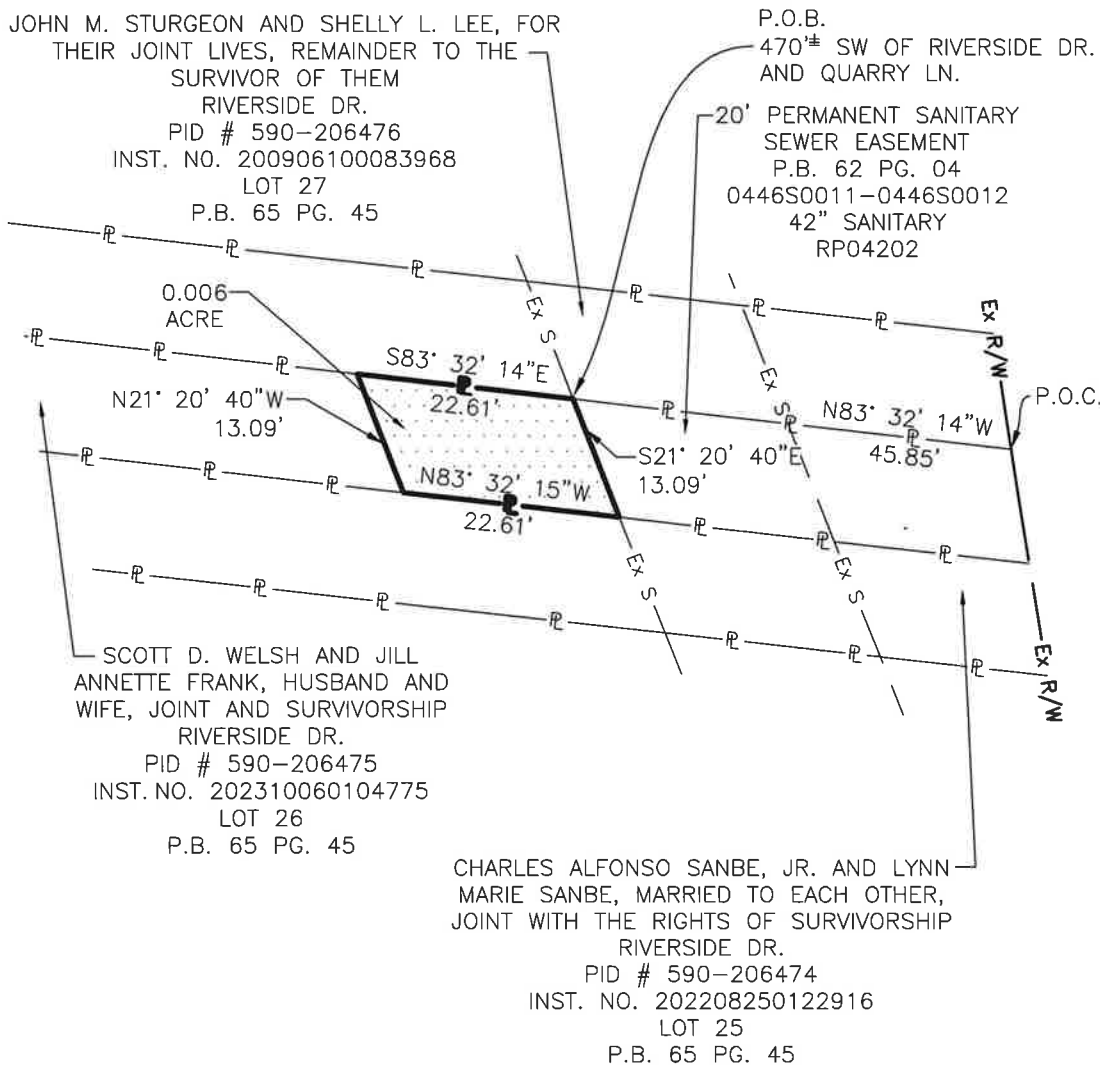
DLZ Ohio

		<u>12/12/23</u>
ROBERT J. SANDS S-8053	Robert J. Sands Professional Surveyor No. 8053	Date



6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LAND
0.006 ACRE TEMP. ACCESS ESMT.



RIVERSIDE DRIVE (U.S. RTE 33) (WIDTH VARIES)

NOTES:

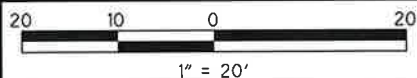
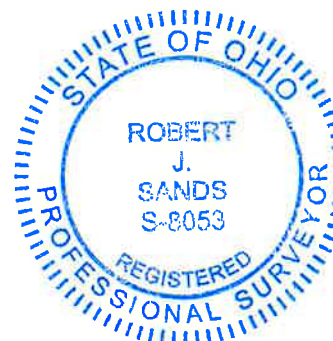
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

- PROPERTY LINE
- EX. RIGHT OF WAY
- PROP. TEMP. RIGHT OF WAY
- EX. SANITARY SEWER EASEMENT
- POINT OF BEGINNING
- POINT OF COMMENCING

BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



Robert J. Sands
ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/23
DATE:

PARCEL 15

DRAWN BY:
VJM
REVIEWED BY:
RJS

K:\Projects\2023\2221\600500_BAC-Scioto Main North Rehab\07_Survey\Basemap\EsriElements

Description of a 0.006 Acre Temporary Access Easement
Parcel 16

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over, and across a portion of Reserve Lot 25 as shown in Plat Book 65, Page 45 as conveyed to Charles Alfonso Sanbe, Jr. and Lynn Marie Sanbe, married to each other, joint with the rights of survivorship, by deed of record in Instrument Number 202208250122916 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the intersection of the line common to said Reserve Lot 25 and Reserve Lot 26 as conveyed to Scott D. Welsh and Jill Annette Frank, husband and wife, joint and survivorship, by deed of record in Instrument Number 202310060104775 with the westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies);

Thence North 83° 32' 15" West a distance of 42.92 feet, along the line common to said Reserve Lot 26 and Reserve Lot 25, to the **TRUE POINT OF BEGINNING**, and being +/- 480 feet from the centerline intersection of Riverside Drive and Quarry Lane;

Thence South 21° 20' 40" East a distance of 13.07 feet, along the westerly line of an existing 20-foot sanitary sewer easement as shown in Plat Book 62, Page 04, to a point on the line common to said Reserve Lot 25 and Reserve Lot 24 as conveyed to Martin R. Feinberg and Gail L. Feinberg, husband and wife, for their joint lives, remainder to the survivor of them, by deed of record in Instrument Number 199803240066799;


Thence North 83° 32' 14" West a distance of 22.61 feet, along the line common to said Reserve Lots 25 and 24, to a point;

Thence North 21° 20' 40" West a distance of 13.07 feet, across and through said Reserve Lot 25, to a point on the line common to said Reserve Lots 26 and 25;

Thence South 83° 32' 15" East a distance of 22.61 feet, along the line common to said Reserve Lots 26 and 25, to the **TRUE POINT OF BEGINNING**, containing 0.006 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

DLZ Ohio

 ROBERT J. SANDS S-8053 REGISTERED PROFESSIONAL SURVEYOR

Robert J. Sands

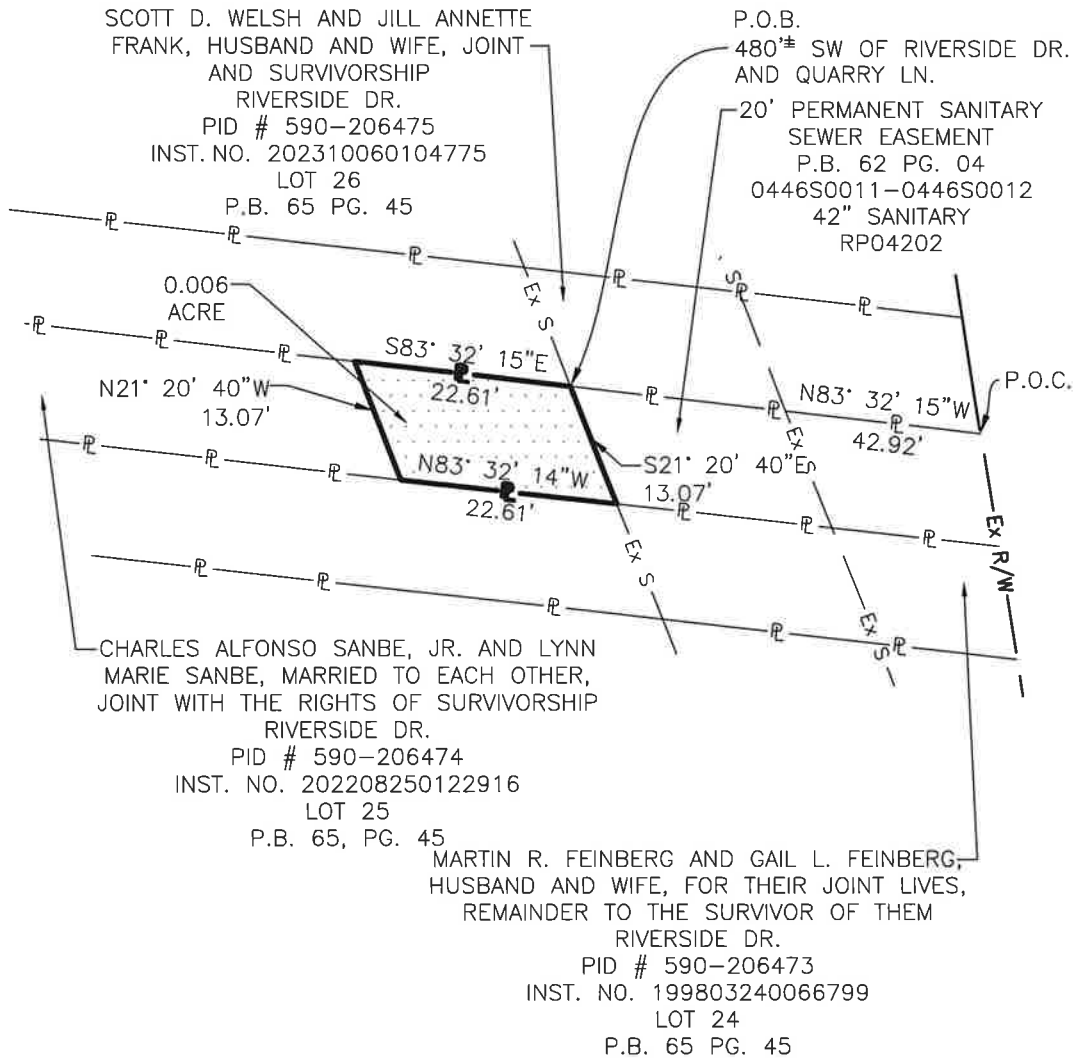
12/12/23
Date

Professional Surveyor No. 8053



6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LAND
0.006 ACRE TEMP. ACCESS ESMT.



RIVERSIDE DRIVE (U.S. RTE 33) (WIDTH VARIES)

NOTES:

1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

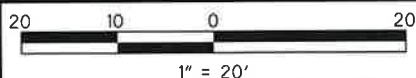
- PROPERTY LINE
- EX. RIGHT OF WAY
- PROP. TEMP. RIGHT OF WAY
- EX. SANITARY SEWER EASEMENT
- POINT OF BEGINNING
- POINT OF COMMENCING

BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



X:\Projects\2022\2221\600000 B&C-Scioto Main North Rehab\07_Survey\Basemap\Esmt\main.dwg



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/23

DATE:

PARCEL 16

DRAWN BY:
VJM
REVIEWED BY:
RJS

Description of a 0.006 Acre Temporary Access Easement
Parcel 17

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over, and across a portion of Reserve Lot 24 as shown in Plat Book 65 Page 45 as conveyed to Martin R. Feinberg and Gail L. Feinberg, husband and wife, for their joint lives, remainder to the survivor of them, by deed of record in Instrument Number 199803240066799 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the intersection of the line common to said Reserve Lot 24 and Reserve Lot 25 as conveyed to Charles Alfonso Sanbe, Jr. and Lynn Marie Sanbe, married to each other, joint with the rights of survivorship, by deed of record in Instrument Number 202208250122916 with the westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies);

Thence North 83° 32' 14" West a distance of 40.00 feet, along the line common to said Reserve Lot 25 and Reserve Lot 24, to the **TRUE POINT OF BEGINNING**, and being +/- 495 feet from the centerline intersection of Riverside Drive and Quarry Lane;

Thence South 21° 20' 40" East a distance of 13.07 feet, along the westerly line of an existing 20-foot sanitary sewer easement as shown in Plat Book 62, Page 04, to a point on the line common to said Reserve Lot 24 and Reserve Lot 23 as conveyed to David D. Crouse, by deed of record in Instrument Number 201906240075368;




Thence North 83° 32' 14" West a distance of 22.61 feet, along the line common to said Reserve Lots 25 and 24, to a point;

Thence North 21° 20' 40" West a distance of 13.07 feet, across and through Reserve Lot 24, to a point on the line common to said Reserve Lots 25 and 24;

Thence South 83° 32' 14" East a distance of 22.61 feet, along the line common to said Reserve Lots 25 and 24, to the **TRUE POINT OF BEGINNING**, containing 0.006 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

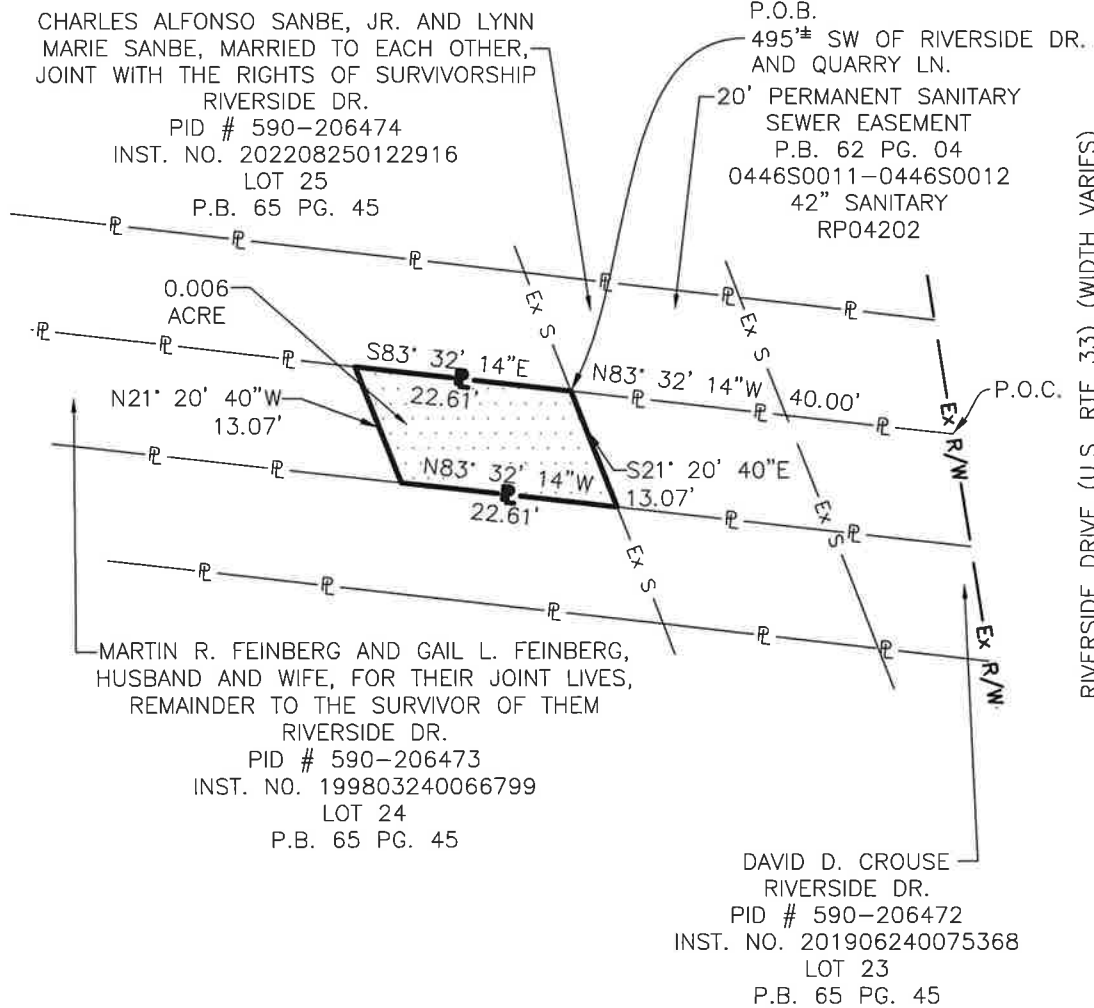
DLZ Ohio

		
ROBERT J. SANDS S-8053	Robert J. Sands	Date
REGISTERED PROFESSIONAL SURVEYOR	Professional Surveyor No. 8053	



6121 Huntley Road - Columbus, Ohio 43229-1003
 Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
 TOWNSHIP 2, RANGE 19,
 UNITED STATES MILITARY LAND
 0.006 ACRE TEMP. ACCESS ESMT.



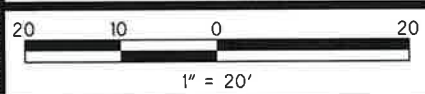
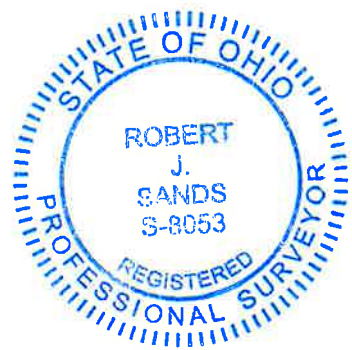
RIVERSIDE DRIVE (U.S. RTE 33) (WIDTH VARIES)

- NOTES:
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
 2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
 3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

	PROPERTY LINE
	EX. RIGHT OF WAY
	PROP. TEMP. RIGHT OF WAY
	EX. SANITARY SEWER 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), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



Robert J. Sands
 ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/23
 DATE:

PARCEL 17
 DRAWN BY: VJM
 REVIEWED BY: RJS

X:\Projects\2021\2221\000590_B4C-Scioto_Main_North_Rehab\07_Survey\Bearings\Esmtments

Description of a 0.006 Acre Temporary Access Easement
Parcel 18

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over, and across a portion of Reserve Lot 23 as shown in Plat Book 65, Page 45 as conveyed to David D. Crouse, by deed of record in Instrument Number 201906240075368 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the intersection of the line common to said Reserve Lot 23 and Reserve Lot 24 as conveyed to Martin R. Feinberg and Gail L. Feinberg, husband and wife, for their joint lives, remainder to the survivor of them, by deed of record in Instrument Number 199803240066799 with the westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies);

Thence North 83° 32' 14" West a distance of 37.07 feet, along the line common to said Reserve Lot 24 and Reserve Lot 23, to the **TRUE POINT OF BEGINNING**, and being +/- 505 feet from the centerline intersection of Riverside Drive and Quarry Lane;

Thence South 21° 20' 40" East a distance of 13.07 feet, along the westerly line of an existing 20-foot sanitary sewer easement as conveyed in Plat Book 65, Page 45, to a point on the line common to said Reserve Lot 23 and Reserve Lot 22 conveyed as An undivided one-half interest to Joel A. Rabb, Jr., Trustee under the trust agreement of Joel A. Rabb, Jr. Dated June 9, 2010 and an undivided one-half interest to Beth F. Rabb, Trustee under the trust agreement of Beth F. Rabb dated June 8, 2010, by deed of record in Instrument Number 201010120135114;

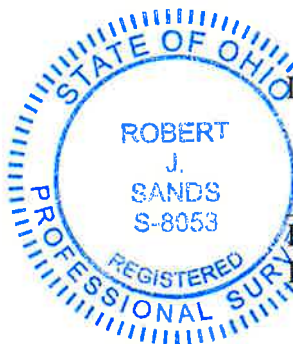

Thence North 83° 32' 13" West a distance of 22.61 feet, along the line common to said Reserve Lots 23 and 22, to a point;

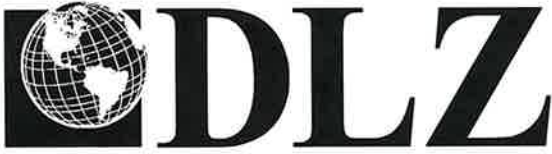
Thence North 21° 20' 40" West a distance of 13.07 feet, across and through Reserve Lot 23, to a point on the line common to said Reserve Lots 24 and 23;

Thence South 83° 32' 14" East a distance of 22.61 feet, along the line common to said Reserve Lots 24 and 23, to the **TRUE POINT OF BEGINNING**, containing 0.006 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

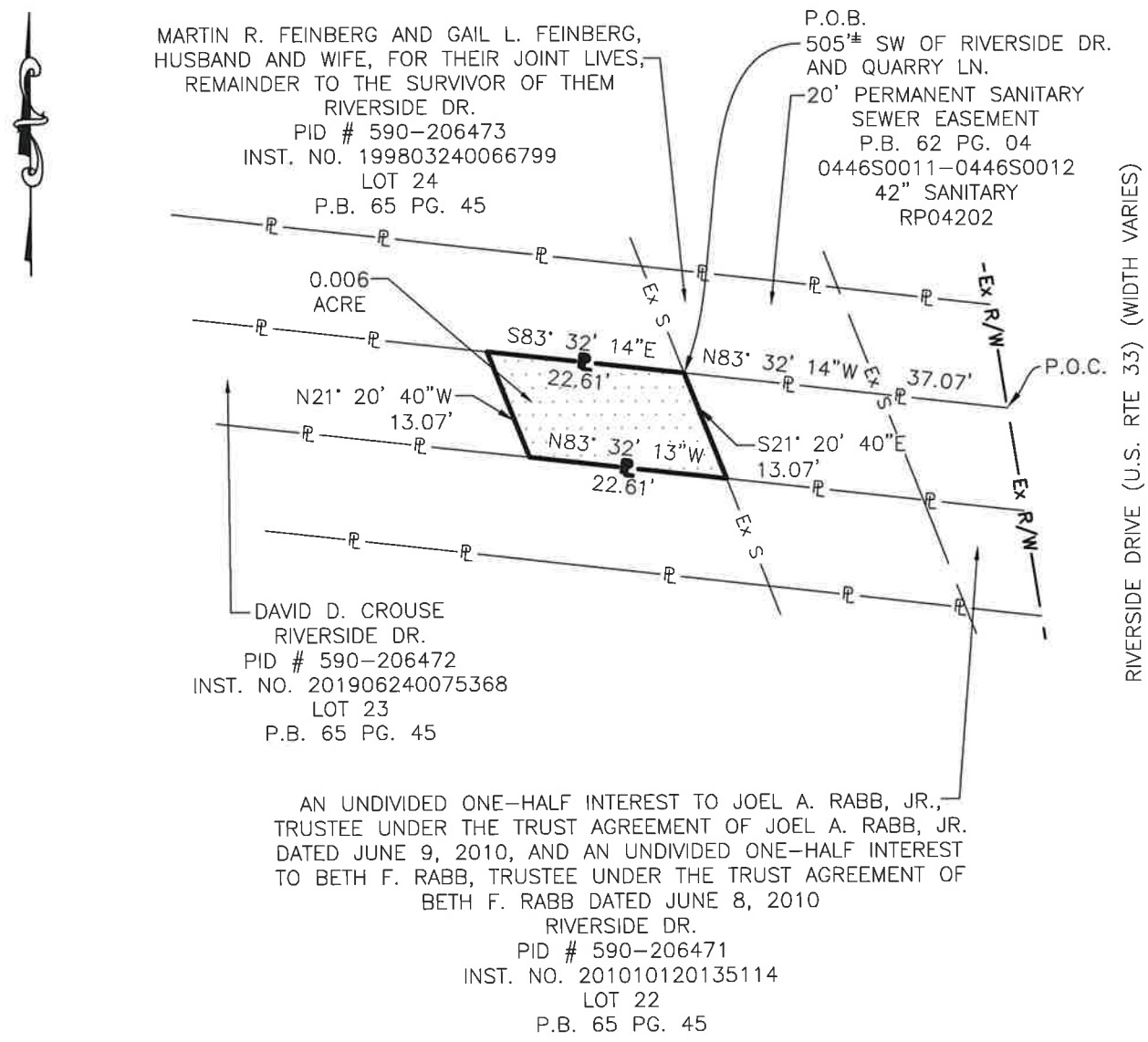
DLZ Ohio

		<u>12/12/23</u>
ROBERT J. SANDS S-8053	Robert J. Sands	Date
REGISTERED PROFESSIONAL SURVEYOR	Professional Surveyor No. 8053	



6121 Huntley Road - Columbus, Ohio 43229-1003
 Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
 TOWNSHIP 2, RANGE 19,
 UNITED STATES MILITARY LAND
 0.006 ACRE TEMP. ACCESS ESMT.

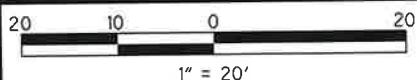
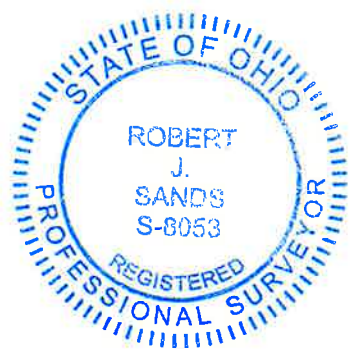


- NOTES:
 1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
 2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
 3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

	PROPERTY LINE
	EX. RIGHT OF WAY
	PROP. TEMP. RIGHT OF WAY
	EX. SANITARY SEWER EASEMENT
	POINT OF BEGINNING
	POINT OF COMMENCING

BASIS FOR BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED UPON
 THE OHIO STATE PLANE COORDINATE SYSTEM,
 SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE
 OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL
 REFERENCE SYSTEM.



Robert J. Sands 12/12/23
 ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

DATE:

PARCEL 18
 DRAWN BY:
 VJM
 REVIEWED BY:
 RJS

X:\Projects\2023\2221\600500_B&C-Scioto Main North Rehab\07_Survey\Basemap\Essements

Description of a 0.006 Acre Temporary Access Easement
Parcel 19

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over and across a portion of Reserve Lot 22 as shown in Plat Book 65, Page 45, conveyed as An undivided one-half interest to Joel A. Rabb, Jr., Trustee under the trust agreement of Joel A. Rabb, Jr. Dated June 9, 2010 and an undivided one-half interest to Beth F. Rabb, Trustee under the trust agreement of Beth F. Rabb dated June 8, 2010, by deed of record in Instrument Number 201010120135114 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the intersection of the line common to said Reserve Lot 22 and Reserve Lot 23 as conveyed David D. Crouse, by deed of record in Instrument Number 201906240075368 with the westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies);

Thence North 83° 32' 13" West a distance of 34.15 feet, along the line common to said Reserve Lot 23 and Reserve Lot 22, to the **TRUE POINT OF BEGINNING**, and being +/- 520 feet from the centerline intersection of Riverside Drive and Quarry Lane;

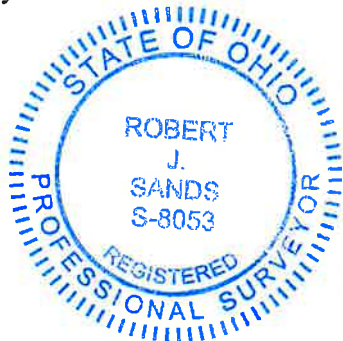
Thence South 21° 20' 40" East a distance of 13.07 feet, along the westerly line of an existing 20-foot sanitary sewer easement as shown in Plat Book 65, Page 45, to a point on the line common to said Reserve Lot 22 and Reserve Lot 21 as conveyed to Patricia A. Pahre, Trustee, by deed of record in Instrument Number 201404290052316;

Thence North 83° 32' 14" West a distance of 22.61 feet, along the line common to said Reserve Lots 22 and 21, to a point;


Thence North 21° 20' 40" West a distance of 13.07 feet, across and through Reserve Lot 22, to a point on the line common to said Reserve Lots 23 and 22;

Thence South 83° 32' 13" East a distance of 22.61 feet, along the line common to said Reserve Lots 23 and 22, to the **TRUE POINT OF BEGINNING**, containing 0.006 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.



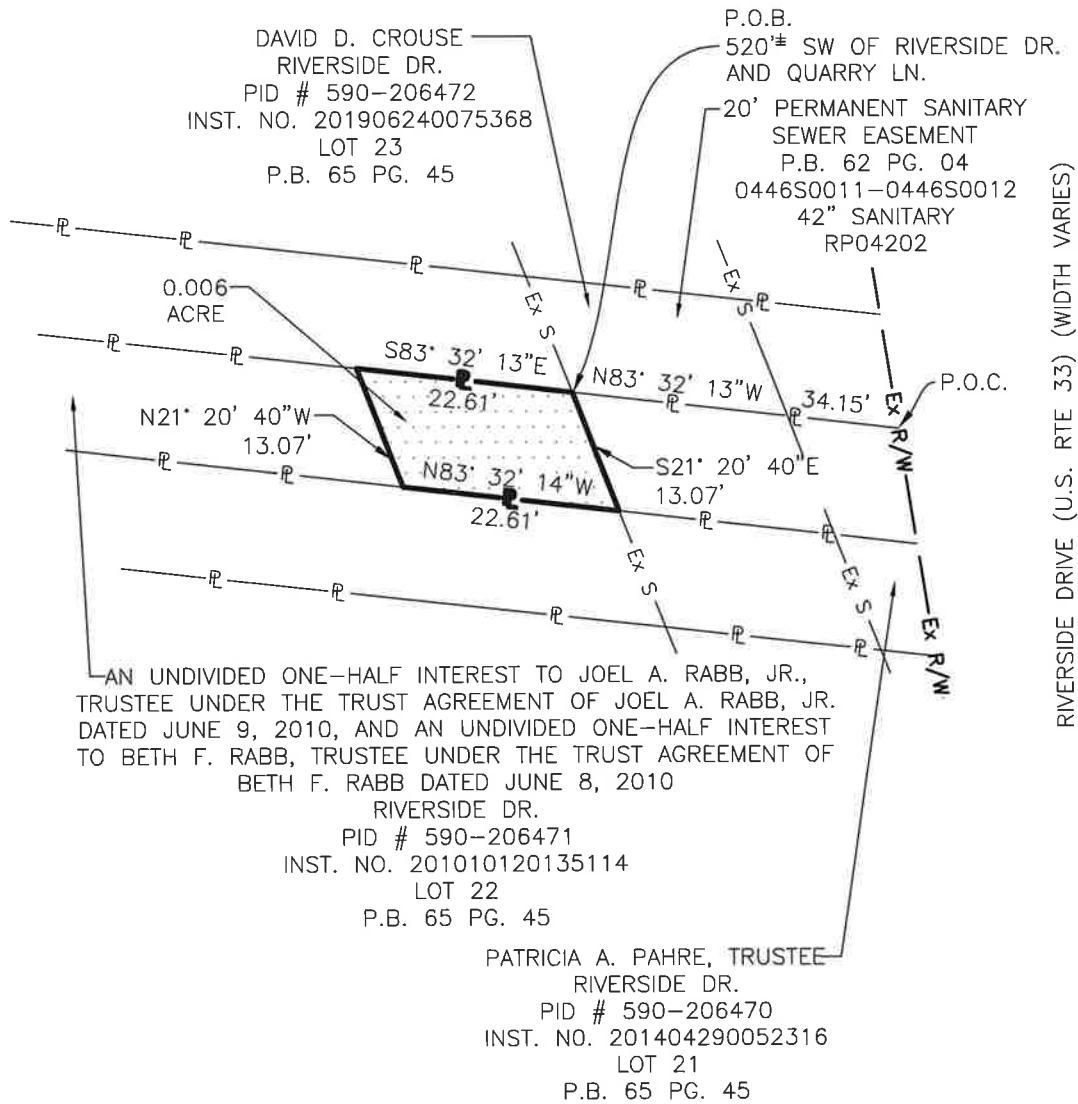
DLZ Ohio

 12/12/23
Robert J. Sands Date
Professional Surveyor No. 8053



6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LAND
0.006 ACRE TEMP. ACCESS ESMT.



NOTES:

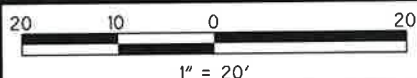
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

	PROPERTY LINE
	EX. RIGHT OF WAY
	PROP. TEMP. RIGHT OF WAY
	EX. SANITARY SEWER EASEMENT
	POINT OF BEGINNING
	POINT OF COMMENCING

BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON
THE OHIO STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE
OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL
REFERENCE SYSTEM.



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/20

DATE:

PARCEL 19

DRAWN BY:
VJM
REVIEWED BY:
RJS



Description of a 0.006 Acre Temporary Access Easement
Parcel 20

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over and across a portion of Reserve Lot 21 as shown in Plat Book 65, Page 45 as conveyed to Patricia A. Pahre, Trustee, by deed of record in Instrument Number 201404290052316 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the intersection of the line common to said Reserve Lot 21 and Reserve Lot 22 conveyed as An undivided one-half interest to Joel A. Rabb, Jr., Trustee under the trust agreement of Joel A. Rabb, Jr. Dated June 9, 2010 and an undivided one-half interest to Beth F. Rabb, Trustee under the trust agreement of Beth F. Rabb dated June 8, 2010, by deed of record in Instrument Number 201010120135114 with the westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies);

Thence North 83° 32' 14" West a distance of 31.23 feet, along the line common to said Reserve Lot 22 and Reserve Lot 21, to the **TRUE POINT OF BEGINNING**, and being +/- 530 feet from the centerline intersection of Riverside Drive and Quarry Lane;

Thence South 21° 20' 40" East a distance of 13.07 feet, along the westerly line of an existing 20-foot sanitary sewer easement as shown in Plat Book 65, Page 45, to a point on the line common to said Reserve Lot 21 and Reserve Lot 20 as conveyed to Todd V. Berrien by deed of record in Instrument Number 200711300207052;



Thence North 83° 32' 14" West a distance of 22.61 feet, along the line common to said Reserve Lots 21 and 20, to a point;

Thence North 21° 20' 40" West a distance of 13.07 feet, across and through Reserve Lot 21, to a point on the line common to said Reserve Lots 22 and 21;

Thence South 83° 32' 14" East a distance of 22.61 feet, along the line common to said Reserve Lots 22 and 21, to the **TRUE POINT OF BEGINNING**, containing 0.006 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

DLZ Ohio

		<u>12/12/23</u>
ROBERT J. SANDS S-8053	Robert J. Sands	Date
REGISTERED PROFESSIONAL SURVEYOR	Professional Surveyor No. 8053	



6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
TOWNSHIP 2, RANGE 19,
UNITED STATES MILITARY LAND
0.006 ACRE TEMP. ACCESS ESMT.

AN UNDIVIDED ONE-HALF INTEREST TO JOEL A. RABB, JR.,
TRUSTEE UNDER THE TRUST AGREEMENT OF JOEL A. RABB, JR.
DATED JUNE 9, 2010, AND AN UNDIVIDED ONE-HALF INTEREST
TO BETH F. RABB, TRUSTEE UNDER THE TRUST AGREEMENT OF
BETH F. RABB DATED JUNE 8, 2010

RIVERSIDE DR.
PID # 590-206471
INST. NO. 201010120135114
LOT 22

P.B. 65 PG. 45

0.006
ACRE

PATRICIA A. PAHRE, TRUSTEE
RIVERSIDE DR.

PID # 590-206470
INST. NO. 201404290052316
LOT 21
P.B. 65 PG. 45

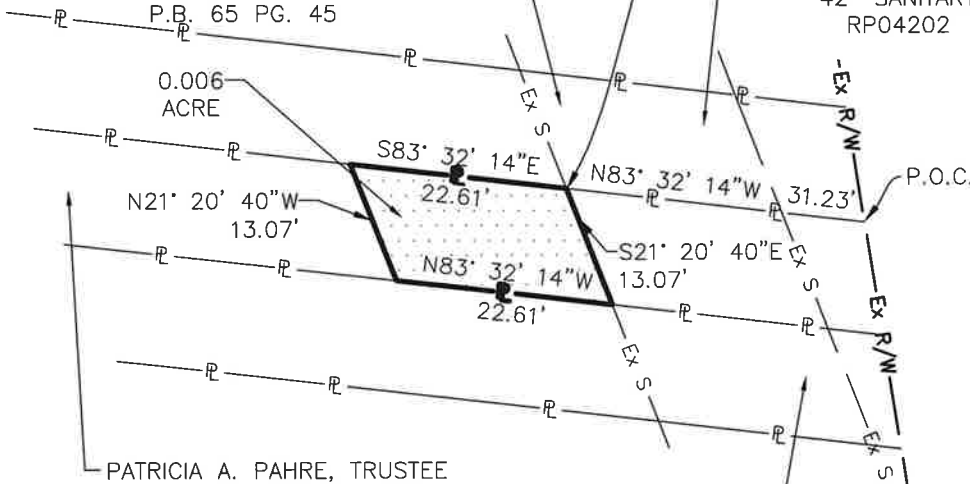
TODD V. BERRIEN
RIVERSIDE DR.

PID # 590-206469
INST. NO. 200711300207052
LOT 20
P.B. 65 PG. 45

P.O.B.
530[±] SW OF RIVERSIDE DR.
AND QUARRY LN.

20' PERMANENT SANITARY
SEWER EASEMENT
P.B. 62 PG. 04
0446S0011-0446S0012
42" SANITARY
RPO4202

RIVERSIDE DRIVE (U.S. RTE 33) (WIDTH VARIES)



NOTES:

1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

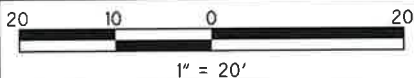
	PROPERTY LINE
	EX. RIGHT OF WAY
	PROP. TEMP. RIGHT OF WAY
	EX. SANITARY SEWER EASEMENT
	POINT OF BEGINNING
	POINT OF COMMENCING

BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON
THE OHIO STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE
OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL
REFERENCE SYSTEM.



PARCEL 20



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

DATE:

12/12/23

DRAWN BY:
VJM
REVIEWED BY:
RJS

Description of a 0.006 Acre Temporary Access Easement
Parcel 21

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over and across a portion of Reserve Lot 20 as shown in Plat Book 65, Page 45 as conveyed to Todd V. Berrien, by deed of record in Instrument Number 200711300207052 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the intersection of the line common to said Reserve Lot 20 and Lot 21 as conveyed to Patricia A. Pahre, Trustee, by deed of record in Instrument Number 201404290052316 with the westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies);

Thence North 83° 32' 14" West a distance of 28.30 feet, along the line common to said Reserve Lot 21 and Reserve Lot 20, to the **TRUE POINT OF BEGINNING**, and being +/- 540 feet from the centerline intersection of Riverside Drive and Quarry Lane;

Thence South 21° 20' 40" East a distance of 13.07 feet, along the westerly line of an existing 20-foot sanitary sewer easement as shown in Plat Book 65, Page 45, to a point on the line common to said Reserve Lot 20 and Reserve Lot 19 as conveyed to Raven Carbon Gray, unmarried, and Jeffery Rowe-Sparks, unmarried, joint with rights of survivorship, by deed of record in Instrument Number 202205040068684;

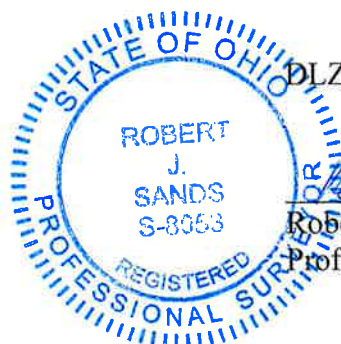
Thence North 83° 32' 14" West a distance of 22.61 feet, along the line common to said Reserve Lots 20 and 19, to a point;

Thence North 21° 20' 40" West a distance of 13.07 feet, across and through Reserve Lot 20, to a point on the line common to said Reserve Lots 21 and 20;

Thence South 83° 32' 14" East a distance of 22.61 feet, along the line common to said Reserve Lots 21 and 20, to the **TRUE POINT OF BEGINNING**, containing 0.006 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

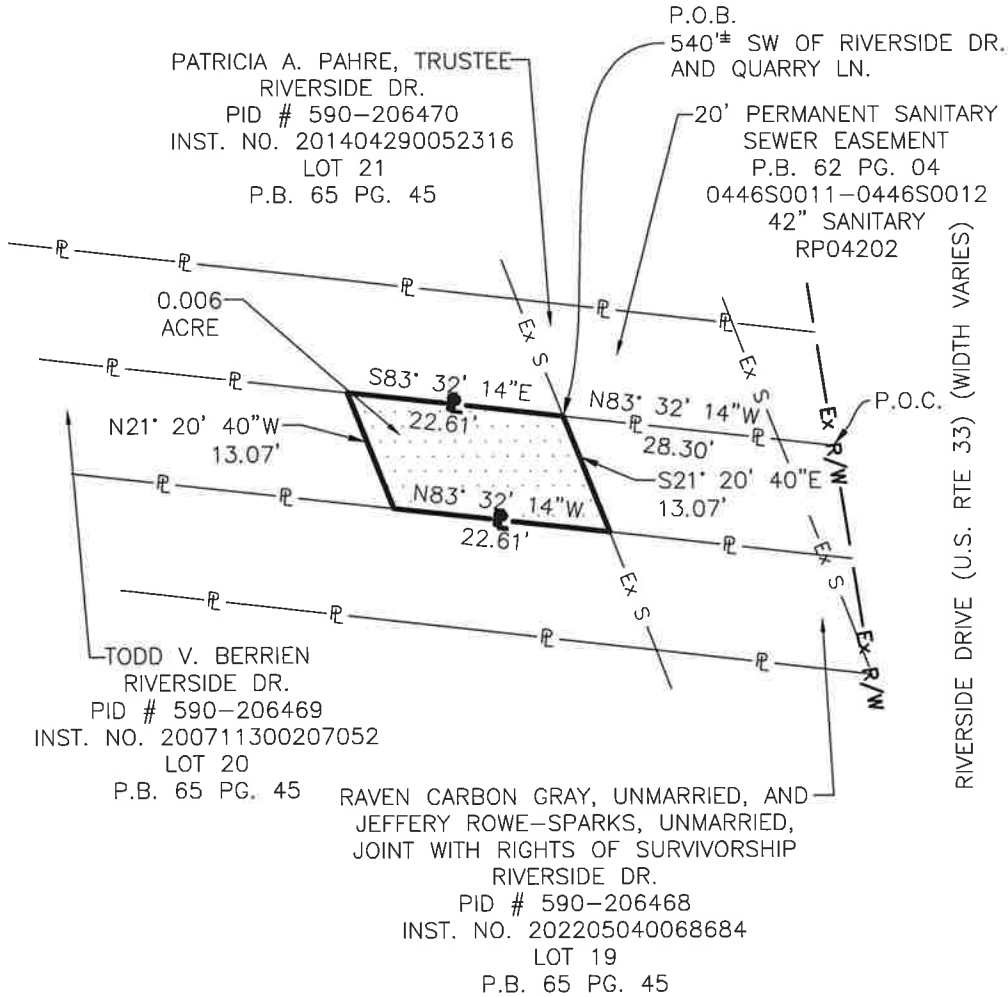
DLZ Ohio

	<i>Robert J. Sands</i>	<u>12/12/23</u>
ROBERT J. SANDS S-8053	Robert J. Sands	Date
REGISTERED PROFESSIONAL SURVEYOR	Professional Surveyor No. 8053	



6121 Huntley Road - Columbus, Ohio 43229-1003
 Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
 TOWNSHIP 2, RANGE 19,
 UNITED STATES MILITARY LAND
 0.006 ACRE TEMP. ACCESS ESMT.



RIVERSIDE DRIVE (U.S. RTE 33) (WIDTH VARIES)

NOTES:

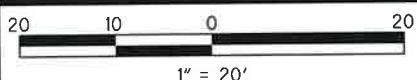
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

- PROPERTY LINE
- EX. RIGHT OF WAY
- PROP. TEMP. RIGHT OF WAY
- EX. SANITARY SEWER EASEMENT
- POINT OF BEGINNING
- POINT OF COMMENCING

BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



Robert J. Sands
 ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/23

DATE:

PARCEL 21

DRAWN BY:
 VJM
 REVIEWED BY:
 RJS

X:\Projects\2022\2221\600500 BAC-Scioto Main North Rehab\07_Survey\Boisemp\Easements

Description of a 0.006 Acre Temporary Access Easement
Parcel 22

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over and across a portion of Reserve Lot 19 as shown in Plat Book 65, Page 45 as conveyed to Raven Carbon Gray, Unmarried, and Jeffery Rowe-Sparks, unmarried, joint with rights of survivorship by deed of record in Instrument Number 202205040068684 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the intersection of the line common to said Reserve Lot 19 and Reserve Lot 20 as conveyed to Todd V. Berrien, by deed of record in Instrument Number 200711300207052 with the westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies);

Thence North 83° 32' 14" West a distance of 25.38 feet, along the line common to said Reserve Lot 20 and Reserve Lot 19, to the **TRUE POINT OF BEGINNING**, and being +/- 555 feet from the centerline intersection of Riverside Drive and Quarry Lane;


Thence South 21° 20' 40" East a distance of 13.07 feet, along the westerly line of an existing 20-foot sanitary sewer easement as shown in Plat Book 65, Page 45, to a point on the line common to said Reserve Lot 19 and Reserve Lot 18 as conveyed to Donna M. Winters by deed of record in Instrument Number 202108300153718;

Thence North 83° 32' 13" West a distance of 22.61 feet, along the line common to said Reserve Lots 19 and 18, to a point;

Thence North 21° 20' 40" West a distance of 13.07 feet, across and through Reserve Lot 19, to a point on the line common to said Reserve Lots 20 and 19;

Thence South 83° 32' 14" East a distance of 22.61 feet, along the line common to said Reserve Lots 20 and 19, to the **TRUE POINT OF BEGINNING**, containing 0.006 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

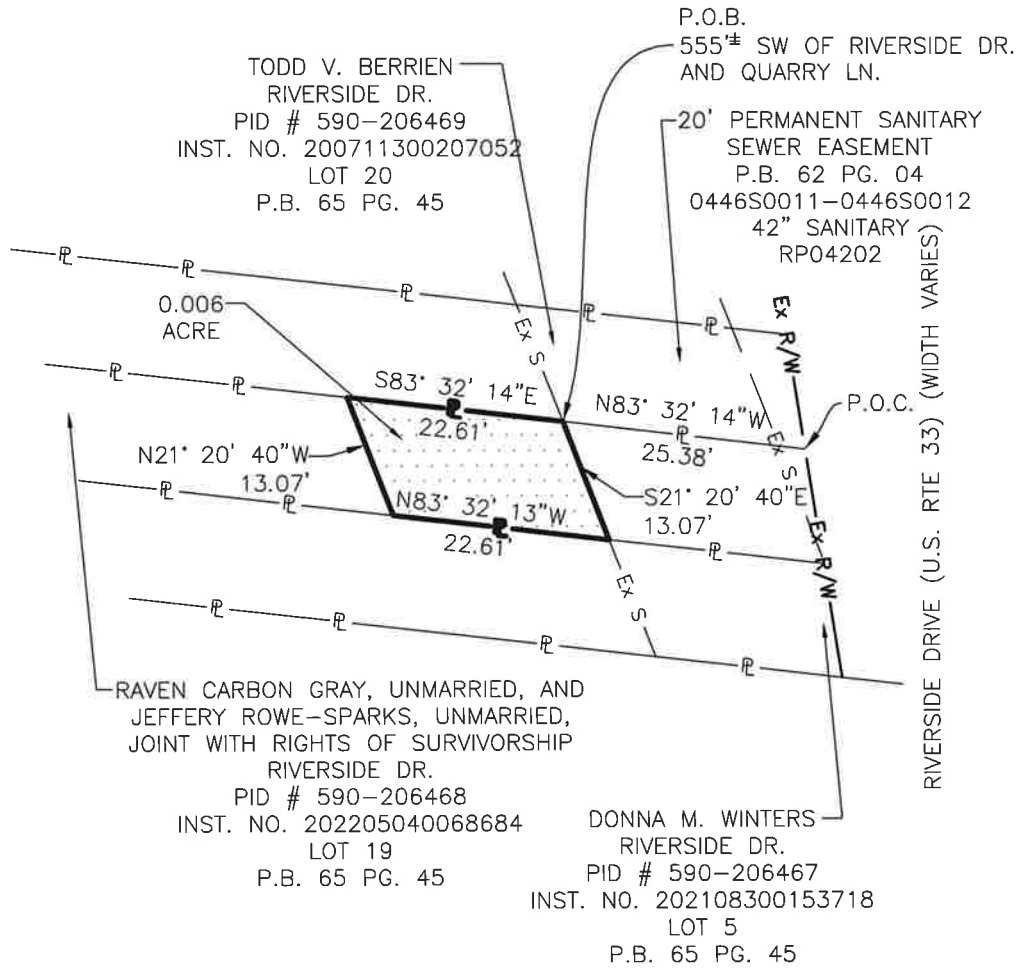
The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

DLZ Ohio
ROBERT J. SANDS S-8053

Robert J. Sands
Professional Surveyor No. 8053
12/12/23
Date



6121 Huntley Road - Columbus, Ohio 43229-1003
 Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
 TOWNSHIP 2, RANGE 19,
 UNITED STATES MILITARY LAND
 0.006 ACRE TEMP. ACCESS ESMT.



NOTES:

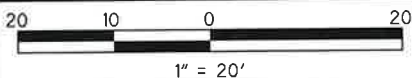
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

- PROPERTY LINE
- EX. RIGHT OF WAY
- PROP. TEMP. RIGHT OF WAY
- EX. SANITARY SEWER EASEMENT
- POINT OF BEGINNING
- POINT OF COMMENCING

BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



Robert J. Sands
 ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/23
 DATE:

PARCEL 22

DRAWN BY:
 VJM
 REVIEWED BY:
 RJS

X:\Projects\2022\2221\600500_Bldg-Scioto Main North Rehab\07_Survey\Basement\Easements

Description of a 0.006 Acre Temporary Access Easement
Parcel 23

Situated in the State of Ohio, County of Franklin, and the City of Columbus, being part of Quarter Township 3, Township 2, Range 19, United States Military Lands, being a 20 foot Temporary Access Easement lying on, over and across a portion of Reserve Lot 18 as shown in Plat Book 65, Page 45 as conveyed to Donna M. Winters by deed of record in Instrument Number 202108300153718 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the intersection of the line common to said Reserve Lot 18 and Reserve Lot 19 as conveyed to Raven Carbon Gray, Unmarried, and Jeffery Rowe-Sparks, unmarried, joint with rights of survivorship by deed of record in Instrument Number 202205040068684 with the westerly right of way line of Riverside Drive (U.S. Route 33) (Width Varies);

Thence North 83° 32' 13" West a distance of 22.46 feet, along the line common to said Reserve Lot 19 and Reserve Lot 18, to the **TRUE POINT OF BEGINNING**, and being +/- 565 feet from the centerline intersection of Riverside Drive and Quarry Lane;

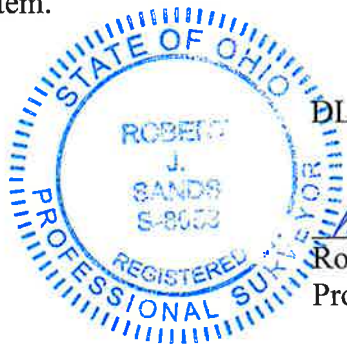
Thence South 21° 20' 40" East a distance of 13.14 feet, along the westerly line of an existing 20-foot sanitary sewer easement as shown in Plat Book 65, Page 45, to a point on the line common to said Reserve Lot 18 and a 0.83 acre tract as conveyed to The City of Columbus, Ohio, A Municipal Corporation, by deed of record in Deed Volume 1102, Page 6814;

Thence North 83° 28' 24" West a distance of 22.62 feet, along the line common to said Reserve Lot 18 and said 0.83 acre tract, to a point;

Thence North 21° 20' 40" West a distance of 13.11 feet, across and through Reserve Lot 18, to a point on the line common to said Reserve Lots 19 and 18;

Thence South 83° 32' 13" East a distance of 22.61 feet, along the line common to said Reserve Lots 19 and 18, to the **TRUE POINT OF BEGINNING**, containing 0.006 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.



DLZ Ohio

Robert J. Sands
Robert J. Sands

Professional Surveyor No. 8053

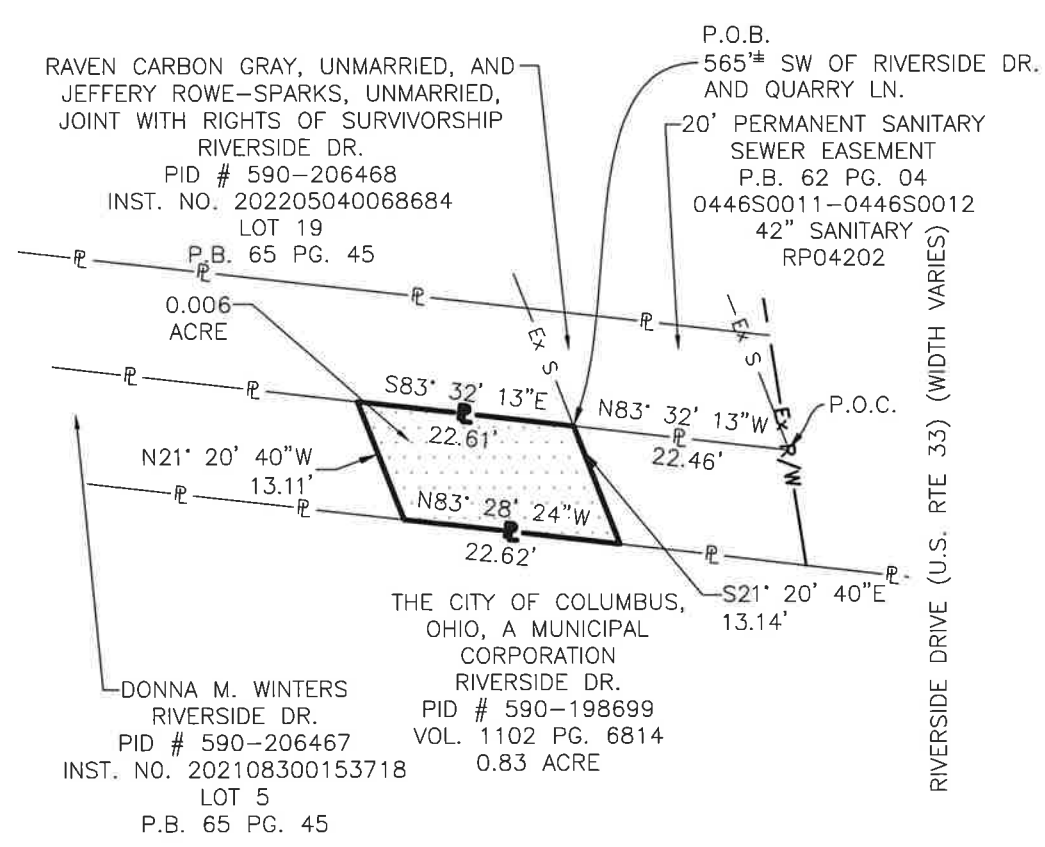
12/12/23

Date



6121 Huntley Road - Columbus, Ohio 43229-1003
 Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 CITY OF COLUMBUS, QUARTER TOWNSHIP 3,
 TOWNSHIP 2, RANGE 19,
 UNITED STATES MILITARY LAND
 0.006 ACRE TEMP. ACCESS ESMT.

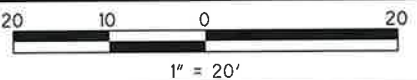


- NOTES:
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
 2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
 3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

	PROPERTY LINE
	EX. RIGHT OF WAY
	PROP. TEMP. RIGHT OF WAY
	EX. SANITARY SEWER EASEMENT
	POINT OF BEGINNING
	POINT OF COMMENCING

BASIS FOR BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED UPON
 THE OHIO STATE PLANE COORDINATE SYSTEM,
 SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE
 OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL
 REFERENCE SYSTEM.



Robert J. Sands
 ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053
 DATE: 12/12/23

PARCEL 23
 DRAWN BY:
 VJM
 REVIEWED BY:
 RJS

X:\Projects\2022\2221\600500_B&C-Scioto_Main_North_Rehab\07-Survey\Basemap\Esri\Comments

Description of a 0.134 Acre Permanent Sanitary Sewer Easement
Parcel 24

Situated in the State of Ohio, County of Franklin, Perry Township, Section 2, Town 1, Range 19, United States Military Lands, a 20 foot Permanent Sanitary Sewer Easement lying on, over, and across a 2.54 acre tract as conveyed to the City of Upper Arlington by deed of record in Deed Volume 3218, Page 609 (All references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

BEGINNING at northeast corner of said 2.54 acre tract, also being on the existing southerly right of way line of Lane Road (Variable Width);

Thence South 03° 26' 18" West a distance 20.14 feet, along the southerly right of way line of Lane Road, to a point;

Thence across and through said 2.54 acre tract the following courses and distances:

South 23° 26' 37" West a distance of 161.84 feet, to a point;

South 59° 06' 48" West a distance of 125.55 feet, to a point on the existing easterly line of Riverside Drive (U.S. Route 33) (Variable Width);

Thence North 07° 38' 09" West a distance of 21.77 feet, along the easterly line of Riverside Drive, to a point;

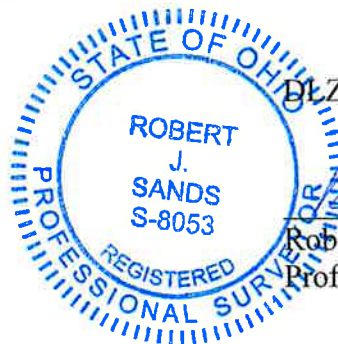
Thence across and through said 2.54 acre tract the following courses and distances:

North 59° 06' 48" East a distance of 110.52 feet, to a point;

North 23° 26' 37" East a distance of 169.69 feet, to a point on the southerly right of way line of Lane Road;

Thence South 86° 01' 44" East a distance of 13.91 feet, along the southerly right of way line of Lane Road, to the **TRUE POINT OF BEGINNING**, containing 0.134 acre, more or less, subject to all easements, restrictions, and rights-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.



DLZ Ohio

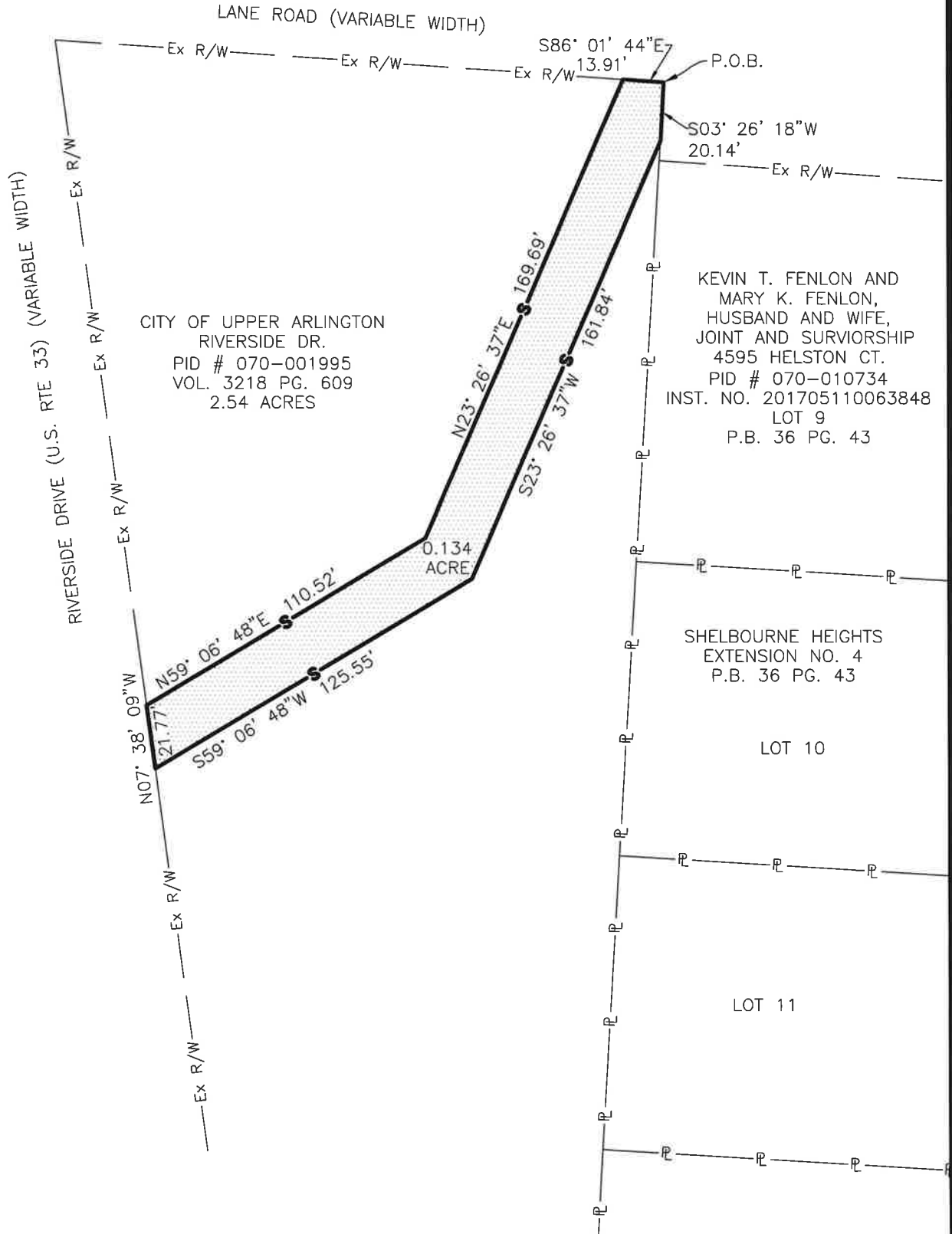
Robert J. Sands
Robert J. Sands
Professional Surveyor No. 8053

12/12/23
Date



6121 Huntley Road - Columbus, Ohio 43229-1003
 Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 PERRY TOWNSHIP, SECTION 2, TOWN 1, RANGE
 19, UNITED STATES MILITARY LANDS
 0.134 ACRE PERMANENT SANITARY SEWER ESMT.



- NOTES:
1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
 2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
 3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

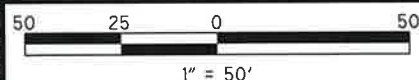
LEGEND

	PROPERTY LINE
	EX. RIGHT OF WAY
	PROP. TEMP. RIGHT OF WAY
	POINT OF BEGINNING
	POINT OF COMMENCING

BASIS FOR BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



PARCEL 24



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/20

DATE:

DRAWN BY:
 VJM
 REVIEWED BY:
 RJS

Description of a 0.281 Acre Temporary Access Easement
Parcel 34

Situated in the State of Ohio, County of Franklin, and the City of Columbus, lying in Virginia Military Survey Number 717 & 971, being a 20.00 foot Temporary Access Easement lying on, over and across a 8.363 acre tract and a 2.22 acre tract as conveyed to FIP Master Funding II, LLC, A Delaware Limited Liability Company by deed of record in Instrument Number 202104010057616 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the intersection of the line common to said 8.363 acre tract and 0.253 acre tract as conveyed to Jerome L. Bostic and Linda C. Bostic, by deed of record in Instrument Number 202207290110313, with the northerly right of way line of Briggs Road (width varies);

Thence South 76° 26' 40" East a distance of 7.60 feet, along northerly right of way line of Briggs Road, to the **TRUE POINT OF BEGINNING**;

Thence across said 8.363 tract the following courses and distances:

North 20° 36' 03" East a distance of 64.88 feet, to a point of curvature;

Along a curve to the right, with a radius of 40.00 feet, a delta angle of 34° 41' 04", an arc length of 24.21 feet, a chord distance of 23.85 feet, with a chord bearing North 37° 56' 35" East, to a point of tangency;

North 55° 17' 07" East a distance of 134.93 feet, to a point;

North 52° 10' 50" East a distance of 62.70 feet, to a point;

North 12° 52' 46" East a distance of 56.91 feet, to a point;

North 59° 18' 56" West a distance of 27.34 feet, to a point;

North 75° 52' 45" West a distance of 35.08 feet, to a point;

North 13° 53' 02" East a distance of 221.45 feet, along the easterly line of a 20 foot permanent sanitary sewer easement as described in Deed Book 3468, Page 674, crossing into said 2.22 acre tract at 198.52 feet, to a point on the southerly line of a 20 foot permanent sanitary sewer easement as described in Deed Book 2216, Page 166;

Thence South 24° 10' 37" East a distance of 32.65 feet, along the southerly line of said 20 foot permanent sanitary sewer easement;

Thence across said 8.363 and 2.22 acre tract the following courses and distances:

South 13° 53' 02" West a distance of 175.82 feet, crossing into said 8.363 acre tract at 20.48 feet, to a point;

South 75° 52' 45" East a distance of 18.07 feet, to a point;

South 59° 18' 56" East a distance of 44.83 feet, to a point;

South 12° 52' 46" West a distance of 78.64 feet, to a point;

South 52° 10' 50" West a distance of 70.39 feet, to a point;

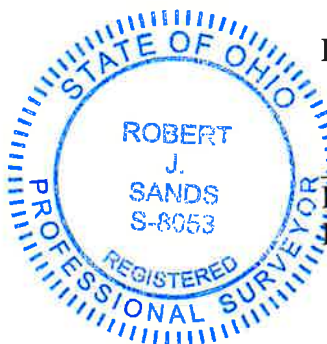
South 55° 17' 07" West a distance of 135.47 feet, to a point of curvature;

Along a curve to the left, with a radius of 20.00 feet, a delta angle of 34° 41' 04", an arc length of 12.11 feet, a chord distance of 11.92 feet, with a chord bearing South 37° 56' 35" West, to a point of tangency;


South 20° 36' 03" West a distance of 62.40 feet, to a point on the northerly right of way line of Briggs Road;

Thence North 76° 26' 40" West a distance of 20.15 feet, along the northerly right of way line of Briggs Road, to the **TRUE POINT OF BEGINNING**, containing 0.281 acres (0.010 acres lying within said 2.22 acre tract, and 0.271 acres lying within said 8.363 acre tract), more or less. Subject to all easements, restrictions, and rights-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.



DLZ Ohio


Robert J. Sands
Professional Surveyor No. 8053

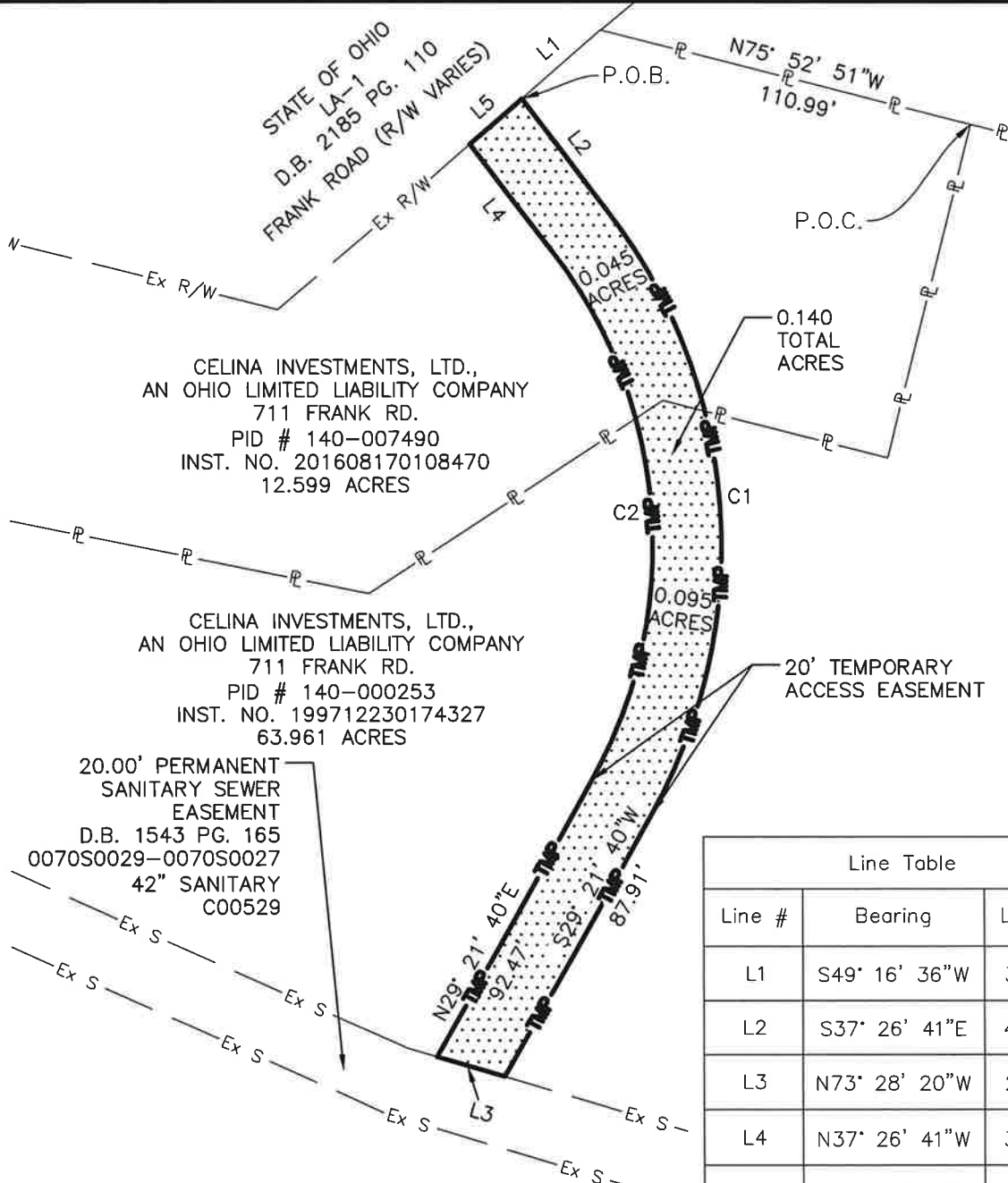
12/12/23

Date



6121 Huntley Road - Columbus, Ohio 43229-1003
 Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 CITY OF COLUMBUS
 VIRGINIA MILITARY SURVEY NO. 424
 0.140 ACRE TEMP. ACCESS ESMT.



CELINA INVESTMENTS, LTD.,
 AN OHIO LIMITED LIABILITY COMPANY
 711 FRANK RD.
 PID # 140-007490
 INST. NO. 201608170108470
 12.599 ACRES

CELINA INVESTMENTS, LTD.,
 AN OHIO LIMITED LIABILITY COMPANY
 711 FRANK RD.
 PID # 140-000253
 INST. NO. 199712230174327
 63.961 ACRES

20.00' PERMANENT
 SANITARY SEWER
 EASEMENT
 D.B. 1543 PG. 165
 0070S0029-0070S0027
 42" SANITARY
 C00529

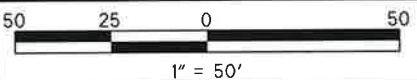
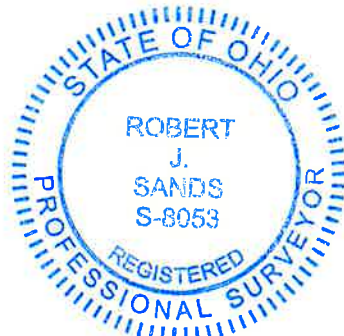
Line Table		
Line #	Bearing	Length
L1	S49° 16' 36"W	30.21'
L2	S37° 26' 41"E	40.66'
L3	N73° 28' 20"W	20.51'
L4	N37° 26' 41"W	39.52'
L5	N49° 16' 36"E	20.03'

Curve Table					
Curve #	Radius	Delta	Length	Chord Distance	Bearing
C1	160.00'	66° 48' 20"	186.56'	176.17'	S04° 02' 31"E
C2	140.00'	66° 48' 20"	163.24'	154.15'	N04° 02' 31"W

- NOTES:
 1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
 2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
 3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

- LEGEND
 — P — PROPERTY LINE
 — Ex R/W — EX. RIGHT OF WAY
 — TMP — PROP. TEMP. RIGHT OF WAY
 — Ex S — EX. SANITARY SEWER 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), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053
 DATE: 12/12/23

PARCEL 35A
 DRAWN BY: LB
 REVIEWED BY: RJS

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

Description of a 0.119 Acre Temporary Access Easement
Parcel 35

Situated in the State of Ohio, County of Franklin, and the City of Columbus, lying in Virginia Military Survey Number 424, being a 25.00 foot Temporary Access Easement lying on, over and across a 12.599 acre tract as conveyed to Celina Investments, LTD., an Ohio Limited Liability Company, by deed of record in Instrument Number 201608170108470, and a 63.961 acre tract as conveyed to Celina Investments, LTD by deed of record in Instrument Number 199712230174327, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the northwest corner of said 12.599 acre tract, also being on the southerly Right of Way line of Frank Road (R/W varies), being right of way Parcel 296-WD as conveyed to the Franklin County Commissioners in Deed Book 3301, Page 364;

Thence along the southerly line of said Parcel 296-WD the following courses and distances:

South 72° 02' 25" East a distance of 95.35 feet, to a point;

South 75° 43' 34" East a distance of 168.37 feet, to a point at the southeast corner of said Parcel 296-WD;

Thence South 75° 28' 12" East a distance of 655.74 feet, to the **TRUE POINT OF BEGINNING**;

Thence South 75° 28' 12" East a distance of 25.10 feet, along the southerly line of said Parcel 296-WD, to a point;

Thence across and through said 12.599 acre tract the following courses and distances:

South 09° 25' 38" West a distance of 7.41 feet, to a point of curvature;

Along a curve to the left, with a radius of 87.50 feet, a delta angle of 67° 14' 18", an arc length of 102.68 feet, a chord distance of 96.89 feet, with a chord bearing South 44° 11' 31" East, to a point of tangency;

South 57° 48' 40" East a distance of 168.36 feet, crossing a northerly line of said 63.961 acre tract at 65.60 feet, to a point on the northerly line of an existing 20 foot permanent sanitary easement as described in Deed Book 1543, Page 165;

North 66° 02' 07" West, a distance of 174.25 feet, along the northerly line said permanent sanitary easement, to a point of curvature;

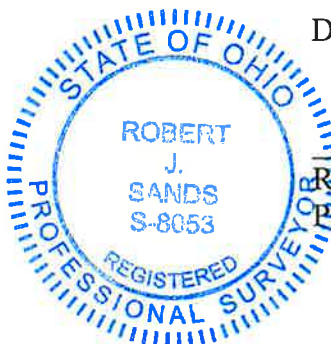
Thence across and through said 12.599 acre tract the following courses and distances;

Along a curve to the right, with a radius of 112.50 feet, a delta angle of 65° 09' 17", an arc length of 127.93 feet, a chord distance of 121.15 feet, with a chord bearing North 23° 09' 01" West, crossing a northerly line of said 63.961 acre tract at 14.00 feet, to a point;

North 09° 25' 38" East, a distance of 9.64 feet to the **TRUE POINT OF BEGINNING**, containing 0.119 acres (0.082 acres lying within said 12.599 acre tract, and 0.037 acres lying within said 63.961 acre tract), more or less. Subject to all easements, restrictions, and rights-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.

DLZ Ohio



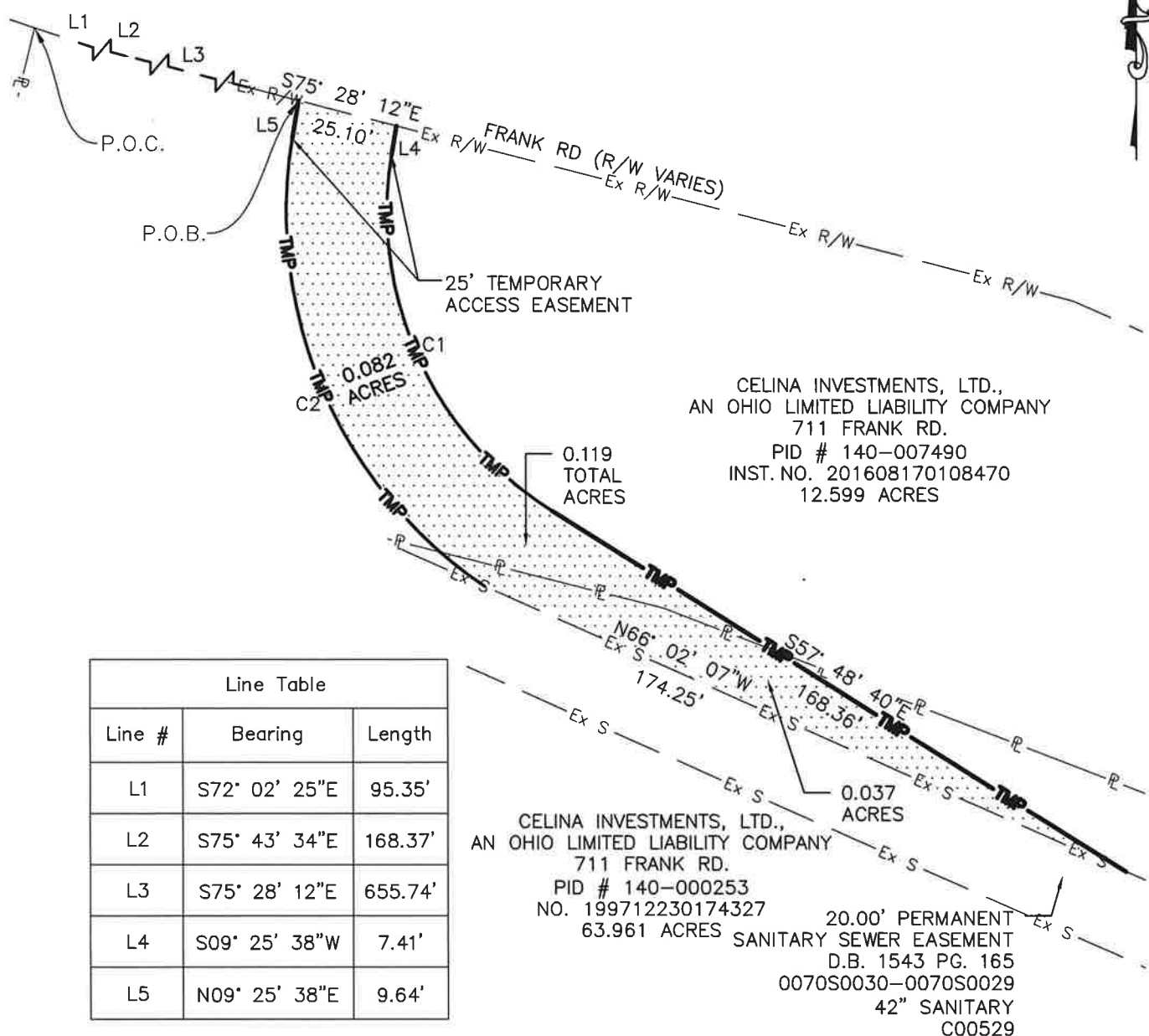
Robert J. Sands
Robert J. Sands
Professional Surveyor No. 8053

12/12/23
Date



6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS
0.119 ACRE TEMP. ACCESS ESMTs.



Line Table		
Line #	Bearing	Length
L1	S72° 02' 25"E	95.35'
L2	S75° 43' 34"E	168.37'
L3	S75° 28' 12"E	655.74'
L4	S09° 25' 38"W	7.41'
L5	N09° 25' 38"E	9.64'

Curve Table					
Curve #	Radius	Delta	Length	Chord Distance	Bearing
C1	87.50'	67° 14' 18"	102.68'	96.89'	S44° 11' 31"E
C2	112.50'	65° 09' 17"	127.93'	121.15'	N23° 09' 01"W

NOTES:

1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

- PROPERTY LINE
- EX. RIGHT OF WAY
- PROP. TEMP. RIGHT OF WAY
- EX. SANITARY SEWER EASEMENT
- POINT OF BEGINNING
- POINT OF COMMENCING

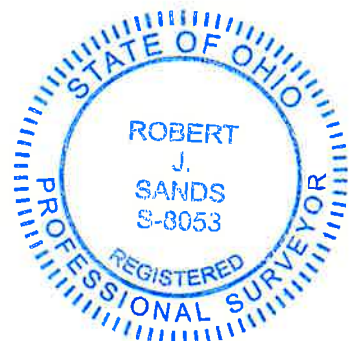
BASIS FOR BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.

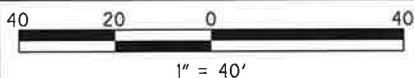
CELINA INVESTMENTS, LTD.,
AN OHIO LIMITED LIABILITY COMPANY
711 FRANK RD.
PID # 140-007490
INST. NO. 201608170108470
12.599 ACRES

CELINA INVESTMENTS, LTD.,
AN OHIO LIMITED LIABILITY COMPANY
711 FRANK RD.
PID # 140-000253
NO. 199712230174327
63.961 ACRES

20.00' PERMANENT
SANITARY SEWER EASEMENT
D.B. 1543 PG. 165
0070S0030-0070S0029
42" SANITARY
C00529



PARCEL 35



ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/23

DATE:

DRAWN BY:
LB
REVIEWED BY:
RJS

Description of a 0.140 Acre Temporary Access Easement
Parcel 35A

Situated in the State of Ohio, County of Franklin, and the City of Columbus, lying in Virginia Military Survey Number 424, being a 20.00 foot Temporary Access Easement lying on, over and across a 12.599 acre tract as conveyed to Celina Investments, LTD by deed of record in Instrument Number 201608170108470, and a 63.961 acre tract as conveyed to Celina Investments, LTD by deed of record in Instrument Number 199712230174327, (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

COMMENCING at the northeast corner of said 12.599 acre tract;

Thence North 75° 52' 51" West a distance of 110.99 feet, along the northerly line of said 12.599 acre tract, to a point on the southerly right of way line of Frank Road (R/W varies), being right of way Parcel 1-LA as conveyed to the State of Ohio in Deed Book 2185, Page 110;

Thence South 49° 16' 36" West a distance of 30.21 feet, along the south line of said Parcel 1-LA, to the **TRUE POINT OF BEGINNING**;

Thence across and through said 12.599 and 63.961 acre tracts the following courses and distances:

South 37° 26' 41" East a distance of 40.66 feet, to a point of curvature;

Along a curve to the right, with a radius of 160.00 feet, a delta of 66° 48' 20", an arc length of 186.56 feet, a chord distance of 176.17 feet, with a chord bearing South 04° 02' 31" East, crossing the northerly line of said 63.961 acre tract at 65.10 feet, to a point of tangency;

South 29° 21' 40" West a distance of 87.91 feet, to a point on an existing 20.00 foot sanitary easement as described in Deed Book 1543, Page 165;

Thence North 73° 28' 20" West a distance of 20.51 feet, along said sanitary easement, to a point;

Thence across and through said 12.599 acre tract the following courses and distances:

North 29° 21' 40" East a distance of 92.47 feet, to a point of curvature;

Along a curve to the left, with a radius of 140.00 feet, a delta of 66° 48' 20", an arc length of 163.24 feet, a chord distance of 154.15 feet, with a chord bearing North 04° 02' 31" West, crossing a northerly line of said 63.961 acre tract at 106.01 feet, to a point of tangency;

North 37° 26' 41" West a distance of 39.52 feet, to a point on the south right of way line of Frank Road and the south line of said Parcel 1-LA ;

North 49° 16' 36" East a distance of 20.03 feet, to the **TRUE POINT OF BEGINNING**, containing 0.140 acres (0.045 acres lying within said 12.599 acre tract, and 0.095 acres lying within said 63.961 acre tract), more or less. Subject to all easements, restrictions, and rights-of-way of record.

The bearings shown hereon are based upon the Ohio State Plane Coordinate System, South Zone, NAD 83(2011), Geoid 18 using the Ohio Department of Transportation's Virtual Reference System.



DLZ Ohio

Robert J. Sands

Robert J. Sands
Professional Surveyor No. 8053

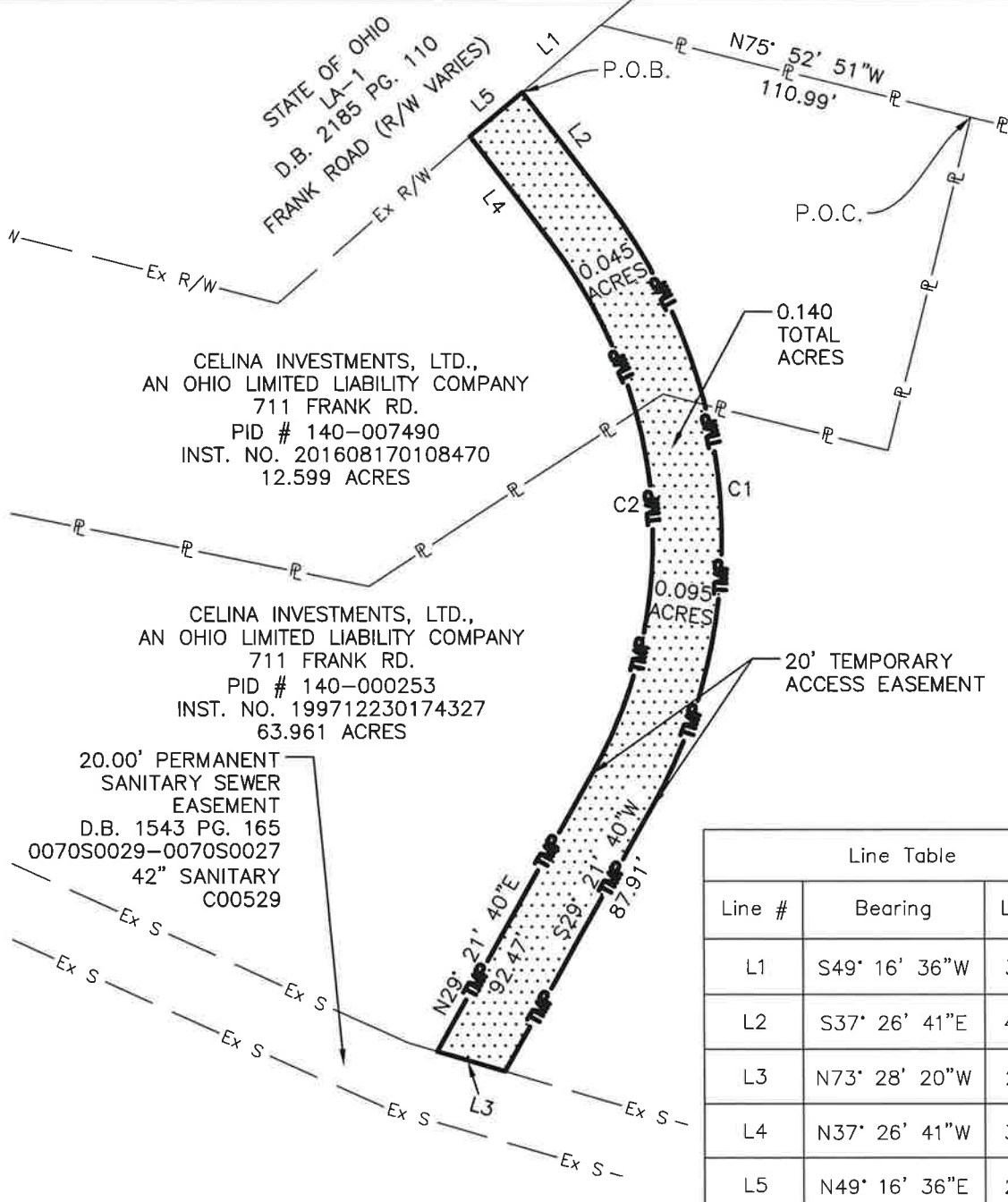
12/2/23

Date



6121 Huntley Road - Columbus, Ohio 43229-1003
 Ph.: (614) 888-0040 Fax: (614) 848-6712

SCIOTO MAIN SANITARY
 SEWER REHABILITATION
 STATE OF OHIO, FRANKLIN COUNTY,
 CITY OF COLUMBUS
 VIRGINIA MILITARY SURVEY NO. 424
 0.140 ACRE TEMP. ACCESS ESMT.



CELINA INVESTMENTS, LTD.,
 AN OHIO LIMITED LIABILITY COMPANY
 711 FRANK RD.
 PID # 140-007490
 INST. NO. 201608170108470
 12.599 ACRES

CELINA INVESTMENTS, LTD.,
 AN OHIO LIMITED LIABILITY COMPANY
 711 FRANK RD.
 PID # 140-000253
 INST. NO. 199712230174327
 63.961 ACRES

20.00' PERMANENT
 SANITARY SEWER
 EASEMENT
 D.B. 1543 PG. 165
 0070S0029-0070S0027
 42" SANITARY
 C00529

Line Table		
Line #	Bearing	Length
L1	S49° 16' 36"W	30.21'
L2	S37° 26' 41"E	40.66'
L3	N73° 28' 20"W	20.51'
L4	N37° 26' 41"W	39.52'
L5	N49° 16' 36"E	20.03'

Curve Table					
Curve #	Radius	Delta	Length	Chord Distance	Bearing
C1	160.00'	66° 48' 20"	186.56'	176.17'	S04° 02' 31"E
C2	140.00'	66° 48' 20"	163.24'	154.15'	N04° 02' 31"W

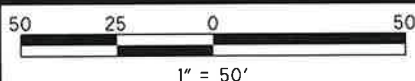
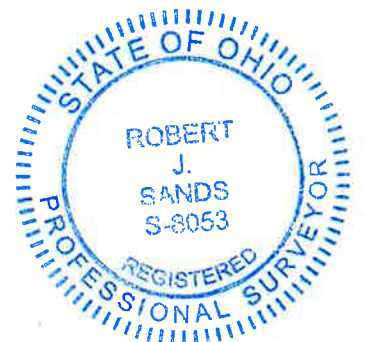
- NOTES:
 1. PROPERTY LINES ARE NOT FROM AN ACTUAL FIELD SURVEY.
 2. MANHOLE AND SEWER ALIGNMENT PER FIELD LOCATION AND GIS.
 3. OWNERSHIP SHOWN IS CURRENT AT THE TIME OF SIGNATURE.

LEGEND

- PROPERTY LINE
- EX. RIGHT OF WAY
- PROP. TEMP. RIGHT OF WAY
- EX. SANITARY SEWER 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), GEOID 18 USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.



Robert J. Sands
 ROBERT J. SANDS, OHIO PROFESSIONAL SURVEYOR 8053

12/12/23
 DATE:

PARCEL 35A

DRAWN BY:
 LB
 REVIEWED BY:
 RJS

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