



DLZ

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

FRANKLINTON MAIN SEWER REHABILITATION

STATE OF OHIO, FRANKLIN COUNTY, CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 422

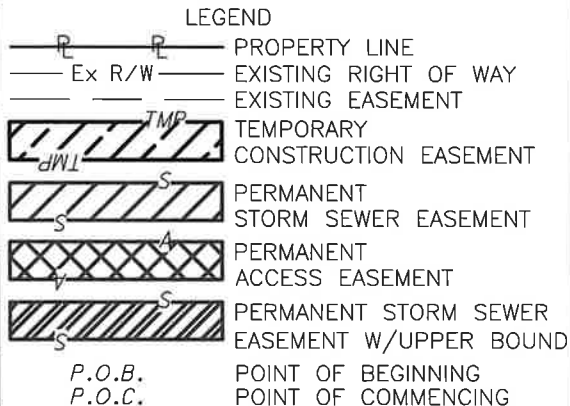
0.036 & 0.053 ACRE TEMP. CONST. ESMT.

0.083 & 0.148 ACRE PERM. ACCESS ESMT.

0.021 & 0.137 ACRE PERM. STORM SEWER ESMT.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S55°29'12"E	4.94'
L2	S50°57'31"E	19.32'
L3	S50°12'03"E	6.02'
L4	N55°29'12"W	26.06'
L5	N62°33'17"W	13.94'
L6	S62°33'17"E	23.99'
L7	S55°29'12"E	21.02'
L8	S03°40'38"W	23.94'
L9	N03°40'38"E	30.00'

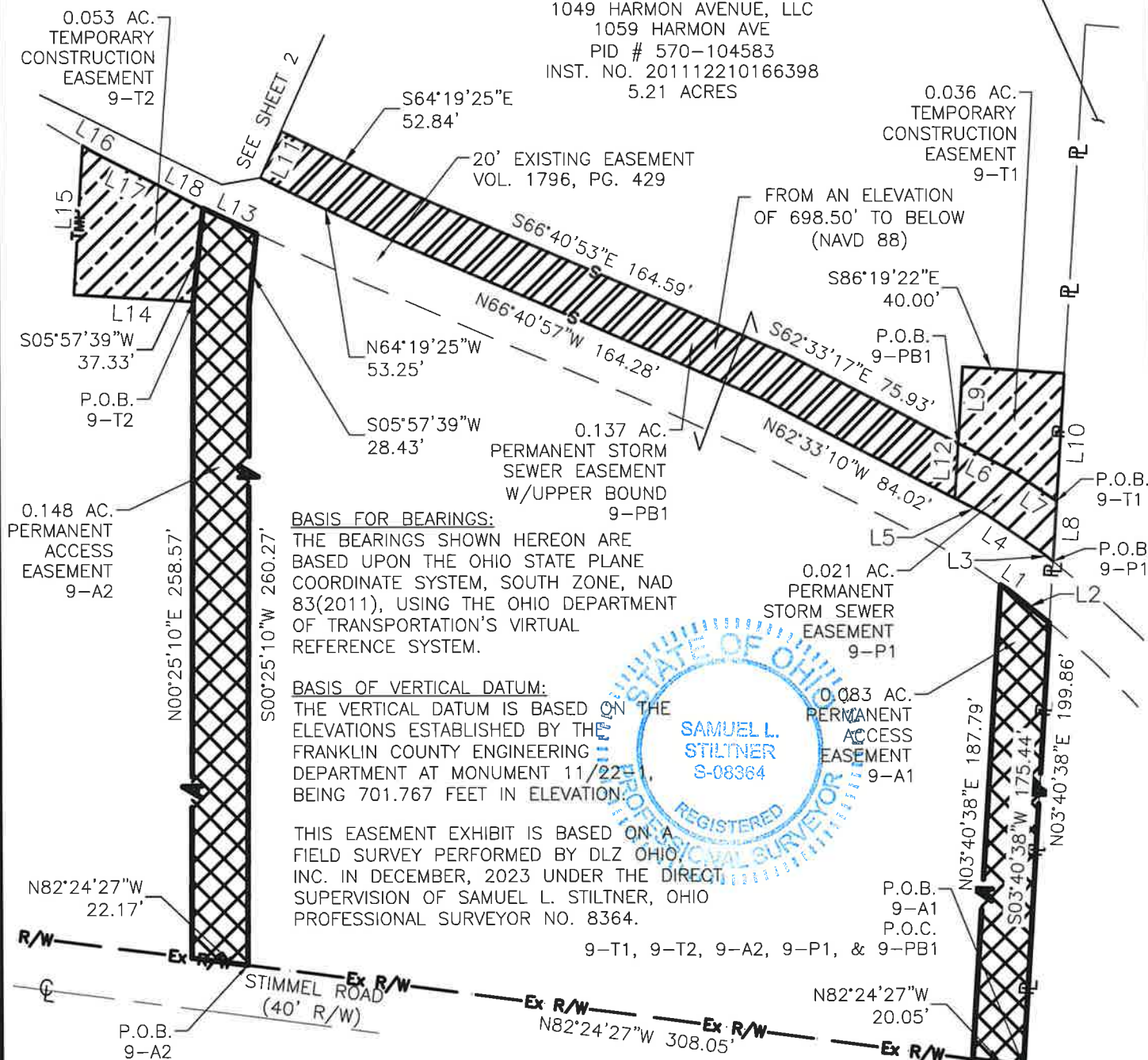
LINE TABLE		
LINE #	BEARING	LENGTH
L10	S03°40'38"W	50.44'
L11	N25°40'35"E	20.00'
L12	S03°40'38"W	21.85'
L13	S64°26'16"E	23.35'
L14	N86°29'29"W	47.13'
L15	N03°30'31"E	59.05'
L16	S59°31'07"E	4.76'
L17	S62°38'12"E	26.92'
L18	S62°48'47"E	21.69'



1049 HARMON AVENUE, LLC
1049 HARMON AVE
PID # 570-104583
INST. NO. 202304170036288
7.82 ACRE

HARMON AND STIMMEL LLC.
714 STIMMEL RD
PID # 570-286778
INST. NO. 201504290054779
7.5 ACRE

1049 HARMON AVENUE, LLC
1059 HARMON AVE
PID # 570-104583
INST. NO. 201112210166398
5.21 ACRES



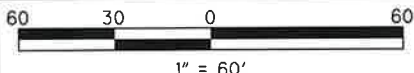
BASIS FOR BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.

BASIS OF VERTICAL DATUM:
THE VERTICAL DATUM IS BASED ON THE ELEVATIONS ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT AT MONUMENT 11/22-1, BEING 701.767 FEET IN ELEVATION.

THIS EASEMENT EXHIBIT IS BASED ON A FIELD SURVEY PERFORMED BY DLZ OHIO, INC. IN DECEMBER, 2023 UNDER THE DIRECT SUPERVISION OF SAMUEL L. STILTNER, OHIO PROFESSIONAL SURVEYOR NO. 8364.

9-T1, 9-T2, 9-A2, 9-P1, & 9-PB1

SHEET 1 OF 2



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

04/13/2025
DATE:

DRAWN BY:
DDC
REVIEWED BY:
SLS

PARCEL 9



DLZ

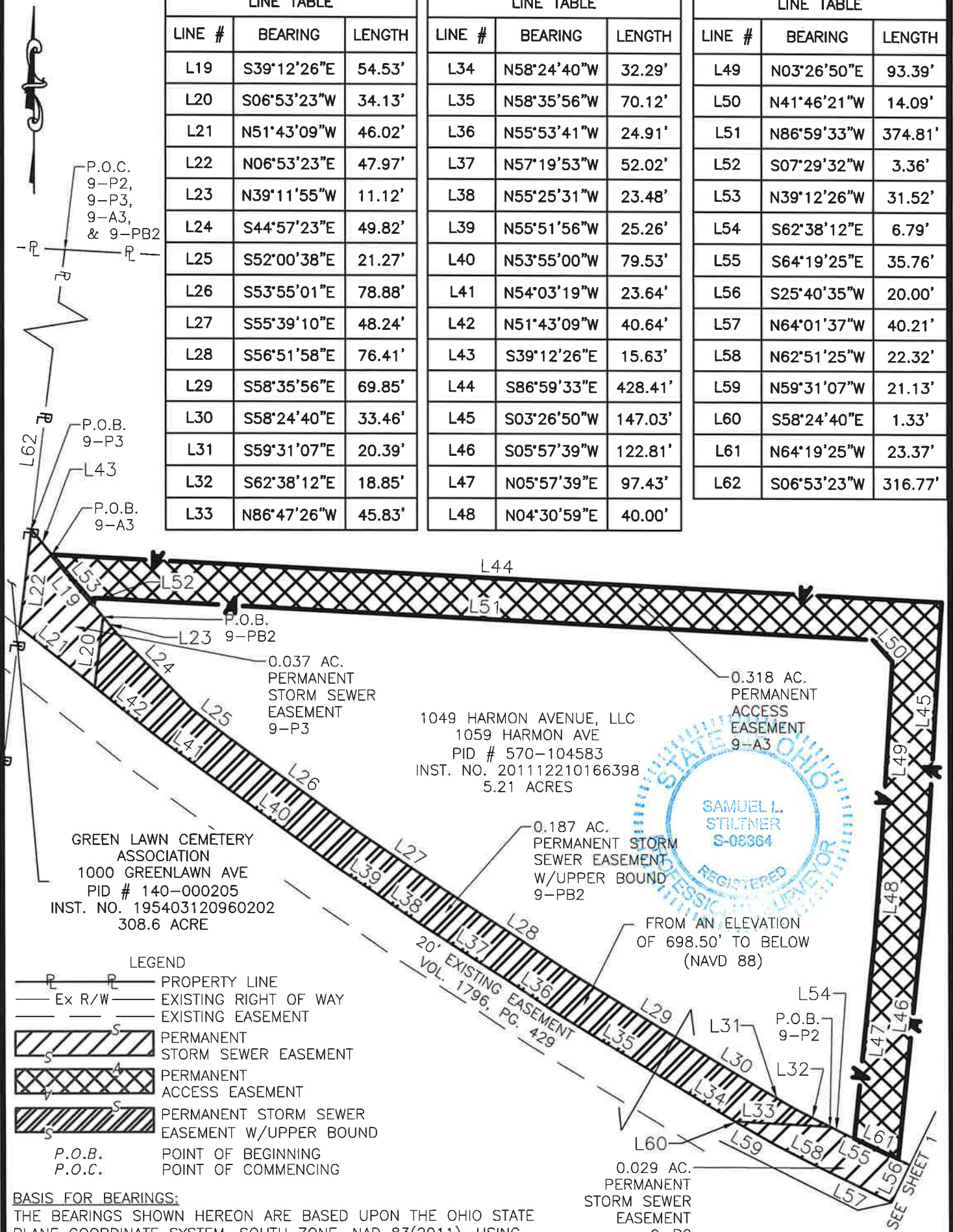
6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

FRANKLINTON MAIN
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY, CITY OF COLUMBUS,
VIRGINIA MILITARY SURVEY NO. 422
0.318 ACRE PERM. ACCESS ESMT.
0.187 ACRE PERM. STORM SEWER ESMT
0.029 & 0.037 ACRE PERM. STORM SEWER ESMT.

LINE TABLE		
LINE #	BEARING	LENGTH
L19	S39°12'26"E	54.53'
L20	S06°53'23"W	34.13'
L21	N51°43'09"W	46.02'
L22	N06°53'23"E	47.97'
L23	N39°11'55"W	11.12'
L24	S44°57'23"E	49.82'
L25	S52°00'38"E	21.27'
L26	S53°55'01"E	78.88'
L27	S55°39'10"E	48.24'
L28	S56°51'58"E	76.41'
L29	S58°35'56"E	69.85'
L30	S58°24'40"E	33.46'
L31	S59°31'07"E	20.39'
L32	S62°38'12"E	18.85'
L33	N86°47'26"W	45.83'

LINE TABLE		
LINE #	BEARING	LENGTH
L34	N58°24'40"W	32.29'
L35	N58°35'56"W	70.12'
L36	N55°53'41"W	24.91'
L37	N57°19'53"W	52.02'
L38	N55°25'31"W	23.48'
L39	N55°51'56"W	25.26'
L40	N53°55'00"W	79.53'
L41	N54°03'19"W	23.64'
L42	N51°43'09"W	40.64'
L43	S39°12'26"E	15.63'
L44	S86°59'33"E	428.41'
L45	S03°26'50"W	147.03'
L46	S05°57'39"W	122.81'
L47	N05°57'39"E	97.43'
L48	N04°30'59"E	40.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L49	N03°26'50"E	93.39'
L50	N41°46'21"W	14.09'
L51	N86°59'33"W	374.81'
L52	S07°29'32"W	3.36'
L53	N39°12'26"W	31.52'
L54	S62°38'12"E	6.79'
L55	S64°19'25"E	35.76'
L56	S25°40'35"W	20.00'
L57	N64°01'37"W	40.21'
L58	N62°51'25"W	22.32'
L59	N59°31'07"W	21.13'
L60	S58°24'40"E	1.33'
L61	N64°19'25"W	23.37'
L62	S06°53'23"W	316.77'



LEGEND

- P — P — PROPERTY LINE
- Ex R/W — EXISTING RIGHT OF WAY
- — EXISTING EASEMENT
- S — PERMANENT STORM SEWER EASEMENT
- A — PERMANENT ACCESS EASEMENT
- S — PERMANENT STORM SEWER EASEMENT W/UPPER BOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING

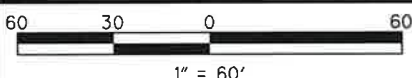
BASIS FOR BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011), USING THE OHIO DEPARTMENT OF TRANSPORTATION'S VIRTUAL REFERENCE SYSTEM.

BASIS OF VERTICAL DATUM:
THE VERTICAL DATUM IS BASED ON THE ELEVATIONS ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT AT MONUMENT 11/22-1, BEING 701.767 FEET IN ELEVATION.

THIS EASEMENT EXHIBIT IS BASED ON A FIELD SURVEY PERFORMED BY DLZ OHIO, INC. IN DECEMBER, 2023 UNDER THE DIRECT SUPERVISION OF SAMUEL L. STILTNER, OHIO PROFESSIONAL SURVEYOR NO. 8364.

SHEET 2 OF 2

PARCEL 9



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

01/13/2025
DATE:

DRAWN BY:
DDC
REVIEWED BY:
SLS

Description of a 0.083 Acre Permanent Access Easement
Parcel 9-A1

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, being a variable width Permanent Access Easement lying on, over and across that 5.21 acre tract, as conveyed to 1049 Harmon Avenue, LLC, by deed of record in Instrument Number 201112210166398 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

BEGINNING at a point on the northerly right of way line of Stimmel Road (40 feet wide), being on a line common to said 5.21 acre tract and that 7.5 acre tract as conveyed to Harmon and Stimmel LLC, by deed of record in Instrument Number 201504290054779;

Thence across and through said 5.21 acre tract, the following four (4) courses:

North 82° 24' 27" West a distance of 20.05 feet, coincident with said northerly right of way line, to a point;

North 03° 40' 38" East a distance of 187.79 feet to a point;

South 55° 29' 12" East a distance of 4.94 feet to a point;

South 50° 57' 31" East a distance of 19.32 feet to a point on the line common to said 5.21 acre tract and 7.5 acre tract;

Thence, South 03° 40' 38" West a distance of 175.44 feet, coincident with line common to said 5.21 acre tract and 7.5 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.083 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

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

DLZ Ohio


Samuel L. Stiltner
Professional Surveyor No. 8364

01/13/2025
Date



tNo	Bearing	Distance	Northing	Easting	Description
			705489.31	1823546.77	
	N 82°24'27" W	20.05			
			705491.96	1823526.90	
	N 03°40'38" E	187.79			
			705679.36	1823538.95	
	S 55°29'12" E	4.94			
			705676.56	1823543.02	
	S 50°57'31" E	19.32			
			705664.39	1823558.03	
	S 03°40'38" W	175.44			
			705489.31	1823546.77	

closure Error Distance> 0.0000
total Distance Inversed> 407.54

area: 3636, 0.0835



Description of a 0.148 Acre Permanent Access Easement
Parcel 9-A2

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, being a variable width Permanent Access Easement lying on, over and across that 5.21 acre tract, as conveyed to 1049 Harmon Avenue, LLC, by deed of record in Instrument Number 201112210166398 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at a point on the northerly right of way line of Stimmel Road (40 feet wide), being on a line common to said 5.21 acre tract and that 7.5 acre tract as conveyed to Harmon and Stimmel LLC, by deed of record in Instrument Number 201504290054779;

Thence North 82° 24' 27" West a distance of 308.05 feet, coincident with said northerly right of way line, to the **TRUE POINT OF BEGINNING** of the permanent access easement herein described;

Thence North 82° 24' 27" West a distance of 22.17 feet, coincident with said northerly right of way line, to a point;

Thence crossing through said 5.21 acre tract, the following five (5) courses:

North 00° 25' 10" East a distance of 258.57 feet to a point;

North 05° 57' 39" East a distance of 37.33 feet to a point;

South 64° 26' 16" East a distance of 23.35 feet to a point;

South 05° 57' 39" West a distance of 28.43 feet to a point;

South 00° 25' 10" West a distance of 260.27 feet, to the **TRUE POINT OF BEGINNING**, containing 0.148 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

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

DLZ Ohio



Samuel L. Stiltner
Professional Surveyor No. 8364


Date



tNo	Bearing	Distance	Northing	Easting	Description
			705530.01	1823241.42	
	N 82°24'27" W	22.17			
			705532.94	1823219.45	
	N 00°25'10" E	258.57			
			705791.51	1823221.34	
	N 05°57'39" E	37.33			
			705828.63	1823225.21	
	S 64°26'16" E	23.35			
			705818.55	1823246.28	
	S 05°57'39" W	28.43			
			705790.28	1823243.33	
	S 00°25'10" W	260.27			
			705530.01	1823241.42	
losure Error Distance> 0.0000					
tal Distance Inversed> 630.13					
ea: 6431, 0.1476					



Description of a 0.318 Acre Permanent Access Easement
Parcel 9-A3

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, being a variable width Permanent Access Easement lying on, over and across that 5.21 acre tract, as conveyed to 1049 Harmon Avenue, LLC, by deed of record in Instrument Number 201112210166398 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at a corner common to said 5.21 acre tract and that 308.6 acre tract as conveyed to Greenlawn Cemetery Association, by deed of record in Instrument Number 195403120960202;

Thence South 06° 53' 23" West a distance of 316.77 feet, coincident with a line common to said 5.21 acre tract and 308.6 acre tract, to a point;

Thence South 39° 12' 26" East a distance of 15.63 feet, to the **TRUE POINT OF BEGINNING** of the permanent access easement herein described;

Thence across and through said 5.21 acre tract, the following eleven (11) courses:

South 86° 59' 33" East a distance of 428.41 feet to a point;

South 03° 26' 50" West a distance of 147.03 feet to a point;

South 05° 57' 39" West a distance of 122.81 feet to a point;

North 64° 19' 25" West a distance of 23.37 feet to a point;

North 05° 57' 39" East a distance of 97.43 feet to a point;

North 04° 30' 59" East a distance of 40.00 feet to a point;

North 03° 26' 50" East a distance of 93.39 feet to a point;

North 41° 46' 21" West a distance of 14.09 feet to a point;

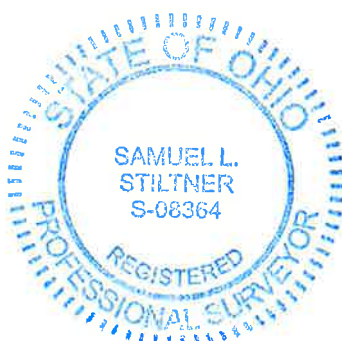
North 86° 59' 33" West a distance of 374.81 feet to a point;

South 07° 29' 32" West a distance of 3.36 feet to a point;

North 39° 12' 26" West a distance of 31.52 feet to the **TRUE POINT OF BEGINNING**, containing 0.318 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

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



DLZ Ohio


Samuel L. Stiltner

Professional Surveyor No. 8364


Date

Mapcheck 1: 9a3

Closure Summary

Precision, 1 part in: 237220.269'
Error distance: 0.006'
Error direction: N37° 50' 49.48"E
Area: 13842.70 Sq. Ft.
Acerage: 0.318 acres
Perimeter: 1376.220'
Side 1: Line
Direction: S86° 59' 33.00"E
Distance: 428.410'
Side 2: Line
Direction: S03° 26' 50.00"W
Distance: 147.030'
Side 3: Line
Direction: S05° 57' 39.00"W
Distance: 122.810'
Side 4: Line
Direction: N64° 19' 25.00"W
Distance: 23.370'
Side 5: Line
Direction: N05° 57' 39.00"E
Distance: 97.430'
Side 6: Line
Direction: N04° 30' 59.00"E
Distance: 40.000'
Side 7: Line
Direction: N03° 26' 50.00"E
Distance: 93.390'
Side 8: Line
Direction: N41° 46' 21.00"W
Distance: 14.090'
Side 9: Line
Direction: N86° 59' 33.00"W
Distance: 374.810'
Side 10: Line
Direction: S07° 29' 32.00"W
Distance: 3.360'
Side 11: Line
Direction: N39° 12' 26.00"W
Distance: 31.520'



Description of a 0.021 Acre Permanent Storm Sewer Easement
Parcel 9-P1

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, being a variable width Permanent Storm Sewer Easement lying on, over and across that 5.21 acre tract, as conveyed to 1049 Harmon Avenue, LLC, by deed of record in Instrument Number 201112210166398 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at a point on the northerly right of way line of Stimmel Road (40 feet wide), being on a line common to said 5.21 acre tract and that 7.5 acre tract as conveyed to Harmon and Stimmel LLC, by deed of record in Instrument Number 201504290054779;

Thence North 03° 40' 38" East a distance of 199.86 feet, coincident with the line common to said 5.21 acre tract and 7.5 acre tract, to the **TRUE POINT OF BEGINNING** of the permanent storm sewer easement herein described;

Thence across and through said 5.21 acre tract, the following six (6) courses:

North 50° 12' 03" West a distance of 6.02 feet, to a point;

North 55° 29' 12" West a distance of 26.06 feet to a point;

North 62° 33' 17" West a distance of 13.94 feet to a point;

North 03° 40' 38" East a distance of 21.85 feet to a point;

South 62° 33' 17" East a distance of 23.99 feet to a point;

South 55° 29' 12" East a distance of 21.02 feet to a point on the line to common to said 5.21 acre tract and 7.5 acre tract;

Thence, South 03° 40' 38" West a distance of 23.94 feet, coincident with the line common to said 5.21 acre tract and 7.5 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.021 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

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



DLZ Ohio



Samuel L. Stiltner
Professional Surveyor No. 8364

01/13/2025
Date

verse With Area

Mon Jan 13 19:56:07 2025

tNo	Bearing	Distance	Northing	Easting	Description
	N 50°12'03" W	6.02	705643.21	1823456.95	
	N 55°29'12" W	26.06	705647.06	1823452.33	
	N 62°33'17" W	13.94	705661.83	1823430.85	
	N 03°40'38" E	21.85	705668.25	1823418.48	
	S 62°33'17" E	23.99	705690.06	1823419.88	
	S 55°29'12" E	21.02	705679.01	1823441.17	
	S 03°40'38" W	23.94	705667.10	1823458.49	
			705643.21	1823456.95	

closure Error Distance> 0.0000
total Distance Inversed> 136.82

ea: 908, 0.0209



Description of a 0.029 Acre Permanent Storm Sewer Easement
Parcel 9-P2

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, being a variable width Permanent Storm Sewer Easement, lying on, over and across that 5.21 acre tract, as conveyed to 1049 Harmon Avenue, LLC, by deed of record in Instrument Number 201112210166398 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at a corner common to said 5.21 acre tract and that 308.6 acre tract as conveyed to Greenlawn Cemetery Association, by deed of record in Instrument Number 195403120960202;

Thence South 06° 53' 23" West a distance of 316.77 feet, coincident with a line common to said 5.21 acre tract and 308.6 acre tract, to a point;

Thence across and through said 5.21 acre tract, the following eleven (11) courses and distances:

South 39° 12' 26" East a distance of 54.53 feet to a point;

South 39° 11' 55" East a distance of 11.12 feet to a point;

South 44° 57' 23" East a distance of 49.82 feet to a point;

South 52° 00' 38" East a distance of 21.27 feet to a point;

South 53° 55' 01" East a distance of 78.88 feet to a point;

South 55° 39' 10" East a distance of 48.24 feet to a point;

South 56° 51' 58" East a distance of 76.41 feet to a point;

South 58° 35' 56" East a distance of 69.85 feet to a point;

South 58° 24' 40" East a distance of 33.46 feet to a point;

South 59° 31' 07" East a distance of 20.39 feet to a point;

South 62° 38' 12" East a distance of 18.85 feet to the **TRUE POINT OF BEGINNING** of the permanent storm sewer easement herein described;

Thence across and through said 5.21 acre tract, the following eight (8) courses and distances;

South 62° 38' 12" East a distance of 6.79 feet to a point;

South 64° 19' 25" East a distance of 35.76 feet to a point;

South 25° 40' 35" West a distance of 20.00 feet to a point;

North 64° 01' 37" West a distance of 40.21 feet to a point;

North 62° 51' 25" West a distance of 22.32 feet to a point;

North 59° 31' 07" West a distance of 21.13 feet to a point;

North 58° 24' 40" West a distance of 1.33 feet to a point;

South 86° 47' 26" East a distance of 45.83 feet to the **TRUE POINT OF BEGINNING**, containing 0.029 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

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

DLZ Ohio

	
Samuel L. Stiltner	Date
Professional Surveyor No. 8364	



Inverse With Area			Mon Jan 13 20:02:07 2025		
PntNo	Bearing	Distance	Northing	Easting	Description
PP			705834.36	1823090.76	
	S 62°38'12" E	6.79			
PP			705831.24	1823096.79	
	S 64°19'25" E	35.76			
PP			705815.74	1823129.03	
	S 25°40'35" W	20.00			
PP			705797.71	1823120.36	
	N 64°01'37" W	40.21			
PP			705815.32	1823084.21	
	N 62°51'25" W	22.32			
PP			705825.51	1823064.35	
	N 59°31'07" W	21.13			
PP			705836.23	1823046.14	
	N 58°24'40" W	1.33			
PP			705836.92	1823045.01	
	S 86°47'26" E	45.83			
PP			705834.36	1823090.76	
Closure Error Distance> 0.0000					
Total Distance Inversed> 193.37					
Area: 1283, 0.0294					
Page 1 of 1					



Description of a 0.037 Acre Permanent Storm Sewer Easement
Parcel 9-P3

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, being a variable width Permanent Storm Sewer Easement lying on, over and across that 5.21 acre tract, as conveyed to 1049 Harmon Avenue, LLC, by deed of record in Instrument Number 201112210166398 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at a point on corner common to said 5.21 acre tract and that 308.6 acre tract as conveyed to Greenlawn Cemetery Association, by deed of record in Instrument Number 195403120960202;

Thence South 06° 53' 23" West a distance of 316.77 feet, coincident with a line common to said 5.21 acre tract and 308.6 acre tract, to the **TRUE POINT OF BEGINNING** of the permanent storm sewer easement herein described;

Thence across and through said 5.21 acre tract, the following three (3) courses:

South 39° 12' 26" East a distance of 54.53 feet to a point;

South 06° 53' 23" West a distance of 34.13 feet to a point;

North 51° 43' 09" West a distance of 46.02 feet to a point on said line common to the 5.21 acre tract and 308.6 acre tract;

Thence, North 06° 53' 23" East a distance of 47.97 feet to the **TRUE POINT OF BEGINNING**, containing 0.037 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

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

DLZ Ohio



Samuel L. Stiltner
Professional Surveyor No. 8364

01/13/2025
Date



verse With Area

Sun Jan 12 07:48:02 2025

tNo	Bearing	Distance	Northing	Easting	Description
	S 39°12'26" E	54.53	706164.86	1822834.65	
	S 06°53'23" W	34.13	706122.61	1822869.11	
	N 51°43'09" W	46.02	706088.73	1822865.02	
	N 06°53'23" E	47.97	706117.24	1822828.89	
			706164.86	1822834.65	

closure Error Distance> 0.0000
total Distance Inversed> 182.64

area: 1613, 0.0370



Description of a 0.137 Acre Permanent Storm Sewer Easement with Upper Bound
Below Elevation 698.5 feet (NAVD88)
Parcel 9-PB1

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, being a variable width Permanent Storm Sewer Easement with Upper Bound below elevation 698.5 feet (NAVD88) lying on, over and across that 5.21 acre tract, as conveyed to 1049 Harmon Avenue, LLC, by deed of record in Instrument Number 201112210166398 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at a point on the northerly right of way line of Stimmel Road (40 feet wide), being on a line common to said 5.21 acre tract and that 7.5 acre tract as conveyed to Harmon and Stimmel LLC, by deed of record in Instrument Number 201504290054779;

Thence North 03° 40' 38" East a distance of 199.86 feet, coincident with the line common to said 5.21 acre tract and 7.5 acre tract, to a point;

Thence across and through said 5.21 acre tract, the following two (2) courses:

North 55° 29' 12" West a distance of 21.02 feet to a point;

North 62° 33' 17" West a distance of 23.99 feet to the **TRUE POINT OF BEGINNING** of the permanent storm sewer easement with upper bound herein described;

Thence across and through said 5.21 acre tract, the following eight (8) courses:

South 03° 40' 38" West a distance of 21.85 feet to a point;

North 62° 33' 10" West a distance of 84.02 feet to a point;

North 66° 40' 57" West a distance of 164.28 feet to a point;

North 64° 19' 25" West a distance of 53.25 feet to a point;

North 25° 40' 35" East a distance of 20.00 feet to a point;

South 64° 19' 25" East a distance of 52.84 feet to a point;

South 66° 40' 53" East a distance of 164.59 feet to a point;

South 62° 33' 17" East a distance of 75.93 feet to the **TRUE POINT OF BEGINNING**, containing 0.137 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This easement shall extend from the elevation of 698.5 feet to below (NAVD 88).

The vertical datum is based on the elevations established by the Franklin County Engineering Department at Monument 11-22-1, being 701.767 feet in elevation.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

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

DLZ Ohio



01/13/2025

Samuel L. Stiltner

Date

Professional Surveyor No. 8364



verse With Area

Sun Jan 12 14:45:16 2025

tNo	Bearing	Distance	Northing	Easting	Description
	S 03°40'38" W	21.85	705735.62	1823522.52	
	N 62°33'10" W	84.02	705713.81	1823521.12	
	N 66°40'57" W	164.28	705752.53	1823446.56	
	N 64°19'25" W	53.25	705817.56	1823295.70	
	N 25°40'35" E	20.00	705840.63	1823247.70	
	S 64°19'25" E	52.84	705858.66	1823256.37	
	S 66°40'53" E	164.59	705835.76	1823303.99	
	S 62°33'17" E	75.93	705770.61	1823455.14	
			705735.62	1823522.52	

losure Error Distance> 0.0000
tal Distance Inversed> 636.77

ea: 5949, 0.1366



Description of a 0.187 Acre Permanent Storm Sewer Easement with Upper Bound
Below Elevation 698.5 feet (NAVD88)
Parcel 9-PB2

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, being a variable width Permanent Storm Sewer Easement with Upper Bound below elevation 698.5 feet (NAVD88), lying on, over and across that 5.21 acre tract, as conveyed to 1049 Harmon Avenue, LLC, by deed of record in Instrument Number 201112210166398 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at a corner common to said 5.21 acre tract and that 308.6 acre tract as conveyed to Greenlawn Cemetery Association, by deed of record in Instrument Number 195403120960202;

Thence South 06° 53' 23" West a distance of 316.77 feet, coincident with a line common to said 5.21 acre tract and 308.6 acre tract, to a point;

Thence South 39° 12' 26" East a distance of 54.53 feet, across and through said 5.21 acre tract, to a point at the **TRUE POINT OF BEGINNING** of the permanent storm sewer easement with upper bound herein described;

Thence across and through said 5.21 acre tract, the following twenty one (21) courses:

South 39° 11' 55" East a distance of 11.12 feet to a point;

South 44° 57' 23" East a distance of 49.82 feet to a point;

South 52° 00' 38" East a distance of 21.27 feet to a point;

South 53° 55' 01" East a distance of 78.88 feet to a point;

South 55° 39' 10" East a distance of 48.24 feet to a point;

South 56° 51' 58" East a distance of 76.41 feet to a point;

South 58° 35' 56" East a distance of 69.85 feet to a point;

South 58° 24' 40" East a distance of 33.46 feet to a point;

South 59° 31' 07" East a distance of 20.39 feet to a point;

South 62° 38' 12" East a distance of 18.85 feet to a point;

North 86° 47' 26" West a distance of 45.83 feet to a point;

North 58° 24' 40" West a distance of 32.29 feet to a point;

North 58° 35' 56" West a distance of 70.12 feet to a point;

North 55° 53' 41" West a distance of 24.91 feet to a point;

North 57° 19' 53" West a distance of 52.02 feet to a point;

North 55° 25' 31" West a distance of 23.48 feet to a point;

North 55° 51' 56" West a distance of 25.26 feet to a point;

North 53° 55' 00" West a distance of 79.53 feet to a point;

North 54° 03' 19" West a distance of 23.64 feet to a point;

North 51° 43' 09" West a distance of 40.64 feet to a point;

North 06° 53' 23" East a distance of 34.13 feet to the **TRUE POINT OF BEGINNING**, containing 0.187 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This easement shall extend from the elevation of 698.5 feet to below – NAVD 88.

The vertical datum is based on the elevations established by the Franklin County Engineering Department at Monument 11-22-1, being 701.767 feet in elevation.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

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

DLZ Ohio



Samuel L. Stiltner
Professional Surveyor No. 8364

01/13/2025
Date



verse With Area

Sun Jan 12 14:57:41 2025

tNo	Bearing	Distance	Northing	Easting	Description
	S 39°11'55" E	11.12	706122.61	1822869.11	
	S 44°57'23" E	49.82	706113.99	1822876.14	
	S 52°00'38" E	21.27	706078.73	1822911.34	
	S 53°55'01" E	78.88	706065.64	1822928.11	
	S 55°39'10" E	48.24	706019.19	1822991.86	
	S 56°51'58" E	76.41	705991.97	1823031.68	
	S 58°35'56" E	69.85	705950.20	1823095.67	
	S 58°24'40" E	33.46	705913.81	1823155.29	
	S 59°31'07" E	20.39	705896.28	1823183.79	
	S 62°38'12" E	18.85	705885.94	1823201.36	
	N 86°47'26" W	45.83	705877.28	1823218.10	
	N 58°24'40" W	32.29	705879.84	1823172.35	
	N 58°35'56" W	70.12	705896.76	1823144.84	
	N 55°53'41" W	24.91	705933.29	1823084.99	
	N 57°19'53" W	52.02	705947.26	1823064.37	
	N 55°25'31" W	23.48	705975.34	1823020.57	
	N 55°51'56" W	25.26	705988.66	1823001.24	
	N 53°55'00" W	79.53	706002.83	1822980.33	
	N 54°03'19" W	23.64	706049.68	1822916.06	
	N 51°43'09" W	40.64	706063.55	1822896.92	
	N 06°53'23" E	34.13	706088.73	1822865.02	
			706122.61	1822869.11	

closure Error Distance> 0.0000
total Distance Inversed> 880.14

ea: 8166, 0.1875



Description of a 0.036 Acre Temporary Construction Easement
Parcel 9-T1

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, being a variable width Temporary Construction Easement lying on, over and across that 5.21 acre tract, as conveyed to 1049 Harmon Avenue, LLC, by deed of record in Instrument Number 201112210166398 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at a point on the northerly right of way line of Stimmel Road (40 feet wide), being on a line common to said 5.21 acre tract and that 7.5 acre tract as conveyed to Harmon and Stimmel LLC, by deed of record in Instrument Number 201504290054779;

Thence North 03° 40' 38" East a distance of 223.80 feet, coincident with the line common to said 5.21 acre tract and 7.5 acre tract, to the **TRUE POINT OF BEGINNING** of the temporary construction easement herein described;

Thence across and through said 5.21 acre tract, the following four (4) courses:

North 55° 29' 12" West a distance of 21.02 feet to a point;

North 62° 33' 17" West a distance of 23.99 feet to a point;

North 03° 40' 38" East a distance of 30.00 feet to a point;

South 86° 19' 22" East a distance of 40.00 feet to a point on the line to common to said 5.21 acre tract and 7.5 acre tract;

Thence, South 03° 40' 38" West a distance of 50.44 feet, coincident with the line common to said 5.21 acre tract and 7.5 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.036 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

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



DLZ Ohio

Samuel L. Stiltner
Professional Surveyor No. 8364

01/15/2025
Date

tNo	Bearing	Distance	Northing	Easting	Description
	N 55°29'12" W	21.02	705712.65	1823561.13	
	N 62°33'17" W	23.99	705724.56	1823543.81	
	N 03°40'38" E	30.00	705735.62	1823522.52	
	S 86°19'22" E	40.00	705765.55	1823524.44	
	S 03°40'38" W	50.44	705762.99	1823564.36	
			705712.65	1823561.13	

closure Error Distance> 0.0000
total Distance Inversed> 165.45

ea: 1578, 0.0362



Description of a 0.053 Acre Temporary Construction Easement
Parcel 9-T2

Situated in the State of Ohio, County of Franklin, City of Columbus, and lying in Virginia Military Survey 422, being a variable width Temporary Construction Easement lying on, over and across that 5.21 acre tract, as conveyed to 1049 Harmon Avenue, LLC, by deed of record in Instrument Number 201112210166398 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and more particularly described as follows:

COMMENCING at a point on the northerly right of way line of Stimmel Road (40 feet wide), being on a line common to said 5.21 acre tract and that 7.5 acre tract as conveyed to Harmon and Stimmel LLC, by deed of record in Instrument Number 201504290054779;

Thence North 82° 24' 27" West a distance of 330.22 feet to a point;

Thence North 00° 25' 10" East a distance of 258.57 feet to the **TRUE POINT OF BEGINNING** of the temporary construction easement herein described;

Thence across and through said 5.21 acre tract, the following six (6) courses:

North 86° 29' 29" West a distance of 47.13 feet to a point;

North 03° 30' 31" East a distance of 59.05 feet to a point;

South 59° 31' 07" East a distance of 4.76 feet to a point;

South 62° 38' 12" East a distance of 26.92 feet to a point;

South 62° 48' 47" East a distance of 21.69 feet to a point;

South 05° 57' 39" West a distance of 37.33 feet to the **TRUE POINT OF BEGINNING**, containing 0.053 acre, more or less, subject to all easements, restrictions, and right-of-way of record.

This description is based on a field survey performed by DLZ Ohio, Inc. in December 2023 under the direct supervision of Samuel L. Stiltner, Ohio Professional Surveyor No. 8364.

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

DLZ Ohio



Samuel L. Stiltner
Professional Surveyor No. 8364

01/13/2025
Date

verse With Area

Mon Jan 13 20:09:11 2025

tNo	Bearing	Distance	Northing	Easting	Description
	N 86°29'29" W	47.13	705713.94	1823160.96	
	N 03°30'31" E	59.05	705716.82	1823113.92	
	S 59°31'07" E	4.76	705775.76	1823117.53	
	S 62°38'12" E	26.92	705773.35	1823121.63	
	S 62°48'47" E	21.69	705760.97	1823145.54	
	S 05°57'39" W	37.33	705751.06	1823164.83	
			705713.94	1823160.96	

closure Error Distance> 0.0000
total Distance Inversed> 196.87

ea: 2310, 0.0530

