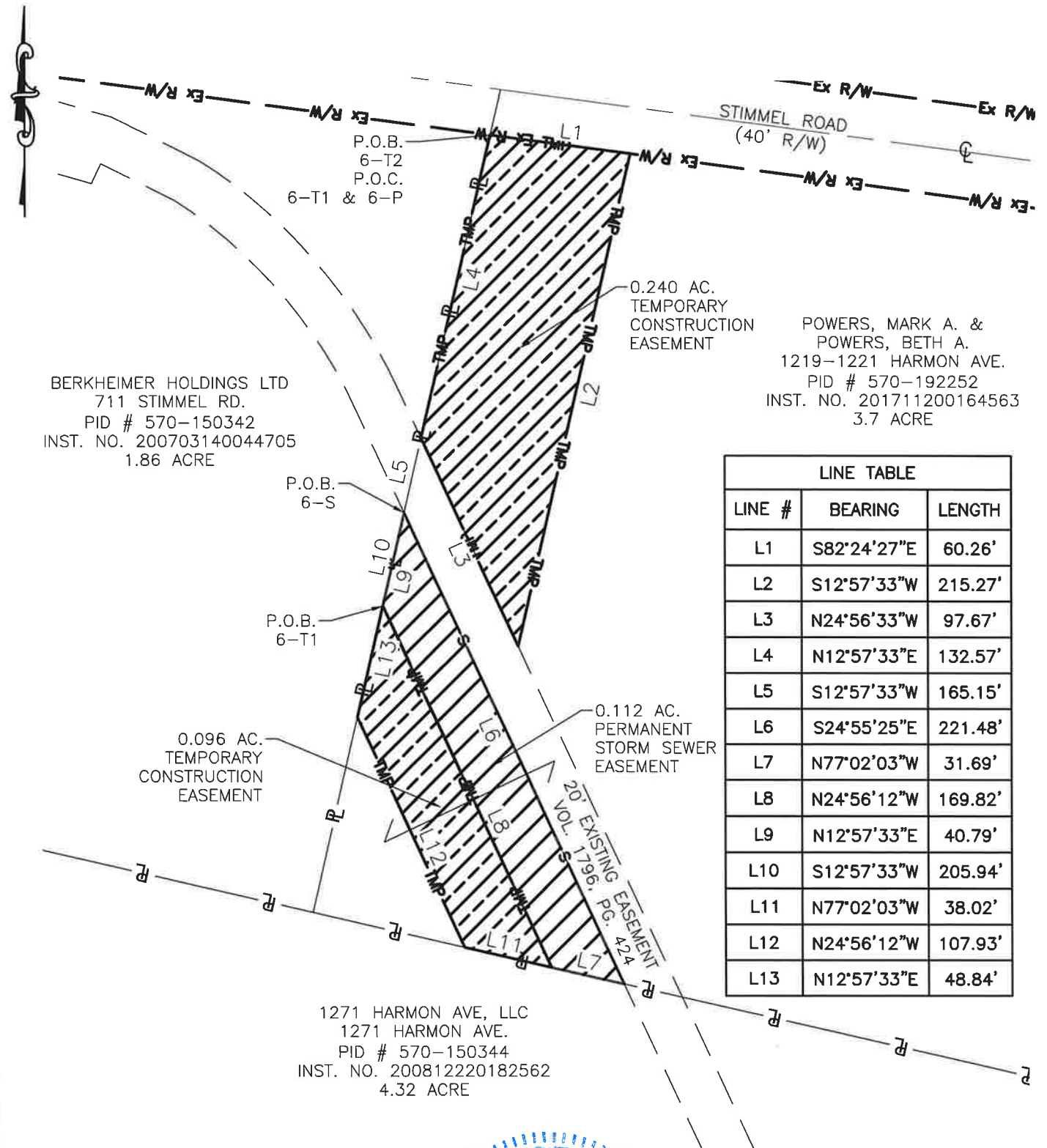




6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

FRANKLINTON MAIN
SEWER REHABILITATION
STATE OF OHIO, FRANKLIN COUNTY,
CITY OF COLUMBUS,

VIRGINIA MILITARY SURVEY NO. 422
0.112 ACRE PERM. STORM SEWER ESMT.
0.096 & 0.240 ACRE TEMP. CONST. ESMT.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S82°24'27"E	60.26'
L2	S12°57'33"W	215.27'
L3	N24°56'33"W	97.67'
L4	N12°57'33"E	132.57'
L5	S12°57'33"W	165.15'
L6	S24°55'25"E	221.48'
L7	N77°02'03"W	31.69'
L8	N24°56'12"W	169.82'
L9	N12°57'33"E	40.79'
L10	S12°57'33"W	205.94'
L11	N77°02'03"W	38.02'
L12	N24°56'12"W	107.93'
L13	N12°57'33"E	48.84'

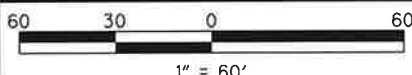
LEGEND
— P — PROPERTY LINE
— Ex R/W — EXISTING RIGHT OF WAY
— — — EXISTING EASEMENT
TMP — TEMPORARY CONSTRUCTION EASEMENT
S — PERMANENT STORM SEWER EASEMENT
P.O.B. — POINT OF BEGINNING
P.O.C. — POINT OF COMMENCING

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



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.

PARCEL 6



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

01/15/2025
DATE:

DRAWN BY:
DDC
REVIEWED BY:
SLS

Description of a 0.112 Acre Permanent Storm Sewer Easement
Parcel 6-P

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, being a variable width Permanent Storm Sewer Easement lying on, over and across that 3.7 acre tract, as conveyed to Mark A. Powers and Beth A. Powers by deed of record in Instrument Number 201711200164563 (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 southerly right-of-way line of Stimmel Road (40 feet wide) on the westerly line of said 3.7 acre tract and the easterly line of that 1.86 acre tract, as conveyed to Berkheimer Holdings Ltd. by deed of record in Instrument Number 200703140044705;

Thence South 12° 57' 33" West a distance of 165.15 feet, coincident to said 3.7 acre tract and 1.86 acre tract, to the **TRUE POINT OF BEGINNING** of the permanent storm sewer easement herein described:

Thence South 24° 55' 25" East a distance of 221.48 feet, across and through said 3.7 acre tract, to a point on the southerly line of said 3.70 acre tract and that 4.32 acre tract, conveyed to 1271 Harmon Ave. LLC by deed of record in Instrument Number 200812220182562:

Thence North 77° 02' 03" West a distance of 31.69 feet, coincident with the line common to said 3.7 acre tract and 4.32 acre tract, to a point;

Thence North 24° 56' 12" West a distance of 169.82 feet, across and through said 3.7 acre tract, to a point on the line common to said 3.7 acre tract and 1.86 acre tract;

Thence North 12° 57' 33" East a distance of 40.79 feet, to the **TRUE POINT OF BEGINNING**, containing 0.112 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



PntNo	Bearing	Distance	Northing	Easting	Description
PP			705028.82	1824040.79	
	N 77°02'03" W	31.69			
PP			705035.93	1824009.91	
	N 24°56'12" W	169.82			
PP			705189.92	1823938.31	
	N 12°57'33" E	40.79			
PP			705229.67	1823947.45	
	S 24°55'25" E	221.48			
PP			705028.82	1824040.79	
Closure Error Distance> 0.0000					
Total Distance Inversed> 463.77					

Area: 4896, 0.1124



Description of a 0.096 Acre Temporary Construction Easement
Parcel 6-T1

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, being a variable width Temporary Construction Easement lying on, over and across that 3.7 acre tract, as conveyed to Mark A. Powers and Beth A. Powers by deed of record in Instrument Number 201711200164563 (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 southerly right-of-way line of Stimmel Road (40 feet wide) on the westerly line of said 3.7 acre tract and the easterly line of that 1.86 acre tract, as conveyed to Berkheimer Holdings Ltd. by deed of record in Instrument Number 200703140044705;

Thence South 12° 57' 33" West a distance of 205.94 feet, coincident with the line common to said 3.7 acre tract and 1.86 acre tract, to the **TRUE POINT OF BEGINNING** of the temporary construction easement herein described:

Thence South 24° 56' 12" East a distance of 169.82 feet, across and through said 3.7 acre tract, to a point on the southerly line of said 3.7 acre tract and that 4.32 acre tract, as conveyed to 1271 Harmon Ave. LLC by deed of record in Instrument Number 200812220182562:

Thence North 77° 02' 03" West a distance of 38.02 feet, coincident with the line common to said 3.7 acre tract and 4.32 acre tract, to a point;

Thence North 24° 56' 12" West a distance of 107.93 feet, across and through said 3.7 acre tract, to a point on the line common to said 3.7 acre tract and said 1.86 acre tract;

Thence North 12° 57' 33" East a distance of 48.84 feet, to the **TRUE POINT OF BEGINNING**, containing 0.096 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



PntNo	Bearing	Distance	Northing	Easting	Description
PP			705189.92	1823938.31	
	S 24°56'12" E	169.82			
PP			705035.93	1824009.91	
	N 77°02'03" W	38.02			
PP			705044.46	1823972.86	
	N 24°56'12" W	107.93			
PP			705142.32	1823927.35	
	N 12°57'33" E	48.84			
PP			705189.92	1823938.31	
Closure Error Distance> 0.0000					
Total Distance Inversed> 364.61					

Area: 4166, 0.0956



Description of a 0.240 Acre Temporary Construction Easement
Parcel 6-T2

Situated in the State of Ohio, County of Franklin, the City of Columbus, and lying in Virginia Military Survey 422, being a variable width Temporary Construction Easement lying on, over and across that 3.7 acre tract, as conveyed to Mark A. Powers and Beth A. Powers by deed of record in Instrument Number 201711200164563 (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 southerly right-of-way line of Stimmel Road (40 feet wide) on the westerly line of said 3.7 acre tract and the easterly line of that 1.86 acre tract, as conveyed to Berkheimer Holdings Ltd. by deed of record in Instrument Number 200703140044705;

Thence South 82° 24' 27" East a distance of 60.26 feet, coincident with the line common to said 3.7 acre tract and said southerly right-of-way line, to a point;

Thence across and through said 3.7 acre tract, the following two (2) courses:

Thence South 12° 57' 33" West a distance of 215.27 feet, to a point;

Thence North 24° 56' 33" West a distance of 97.67 feet, to a point on the line common to said 3.70 acre tract and 1.86 acre tract;

Thence North 12° 57' 33" East a distance of 132.57 feet, coincident with the line common to said 3.70 acre tract and 1.86 acre tract, to the **TRUE POINT OF BEGINNING**, containing 0.240 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



PntNo	Bearing	Distance	Northing	Easting	Description
PP			705390.61	1823984.49	
	S 82°24'27" E	60.26			
PP			705382.65	1824044.23	
	S 12°57'33" W	215.27			
PP			705172.86	1823995.95	
	N 24°56'33" W	97.67			
PP			705261.42	1823954.76	
	N 12°57'33" E	132.57			
PP			705390.61	1823984.49	
Closure Error Distance> 0.0000					
Total Distance Inversed> 505.78					

Area: 10435, 0.2396

