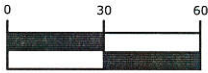




IBI GROUP
635 Brooksedge Boulevard
Westerville OH 43081 USA
tel 614 818 4900 fax 614 818 4901
ibigroup.com

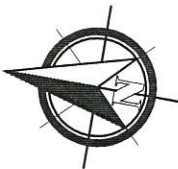
STORM SEWER
EASEMENT EXHIBIT
TOPIARY PARK
COLUMBUS, OHIO

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.



J.F. BARTLITS UNIVERSITY
PLACE SUBDIVISION

WASHINGTON AVENUE 49.5'

OAK STREET (WIDTH VARIES)

CITY OF COLUMBUS
D.B. 545, PG. 449

CITY OF COLUMBUS
D.B. 558, PG. 446

NINTH STREET 47.50'

J. RIDGWAY & CO'S SUBDIVISION OF
OUTLOTS No. 62 & 63
D.B. 37, PG. 27

ELM SQUARE

MOTORIST MUTUAL
INSURANCE COMPANY
O.R.V. 07138, PG. J07
PARCEL I

LOT 24

LOT 25

REFERENCE
POINT

I.N.201808310118844
0.078 ACRE

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LOT 22

LOT 21

LOT 20

LOT 19

LOT 18

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LOT 16

LOT 15

LOT 14

LOT 13

LOT 12

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DESCRIPTION OF STORM SEWER EASEMENT No. 1
SOUTH OF OAK STREET
BETWEEN WASHINGTON AVENUE & NINTH STREET
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being a 10 foot wide strip of land located in that 0.138 acre tract of land as described in a deed to the City of Columbus, of record in Instrument No. 201808310118844, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning **FOR REFERENCE** at a point at the northeasterly corner of said 0.138 acre tract, the southeasterly corner of that 0.078 acre tract as described in a deed to Motorist Mutual Insurance Company of record in Instrument No. 201808310118844, and in the westerly right-of-way line of Washington Avenue (49.5 feet in width); thence South $81^{\circ}51'00''$ West, along the common line to said 0.078 acre tract and said 0.138 acre tract a distance of 123.13 feet to the **TRUE PLACE OF BEGINNING**;

Thence through said 0.138 acre tract the following courses:

1. South $08^{\circ}09'00''$ East, a distance of 10.00 feet to a point;
2. South $81^{\circ}51'00''$ West, a distance of 10.00 feet to a point
3. North $08^{\circ}09'00''$ West, a distance of 10.00 feet to a point in the northerly line of said 0.138 acre tract and the southerly line of said 0.078 acre tract;

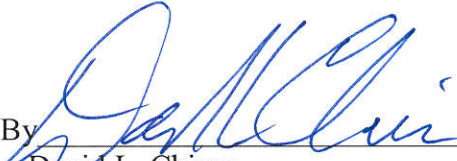
Thence North $81^{\circ}51'00''$ East, along said northerly and southerly lines, a distance of 10.00 feet to the **TRUE PLACE OF BEGINNING**.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment) utilizing GPS observations of the Ohio Cors Network establishing a bearing of North $81^{\circ}51'00''$ East for Oak Street.

This description was prepared by IBI Group Survey, Westerville, Ohio,



IBI Group Survey
Westerville, Ohio

By  9-19-18
David L. Chiesa date
Registered Surveyor No. 7740

DESCRIPTION OF STORM SEWER EASEMENT No. 2
SOUTH OF OAK STREET
BETWEEN WASHINGTON AVENUE & NINTH STREET
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being a 10 foot wide strip of land located in that 0.138 acre tract of land as described in a deed to the City of Columbus, of record in Instrument No. 201808310118844, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning **FOR REFERENCE** at a point at the northeasterly corner of said 0.138 acre tract, the southeasterly corner of that 0.078 acre tract as described in a deed to Motorist Mutual Insurance Company of record in Instrument No. 201808310118844, and in the westerly right-of-way line of Washington Avenue (49.5 feet in width); thence South $81^{\circ}51'00''$ West, along the common line to said 0.078 acre tract and said 0.138 acre tract a distance of 273.95 feet to the **TRUE PLACE OF BEGINNING**;

Thence through said 0.138 acre tract the following courses:

1. South $08^{\circ}09'00''$ East, a distance of 10.00 feet to a point;
2. South $81^{\circ}51'00''$ West, a distance of 10.00 feet to a point
3. North $08^{\circ}09'00''$ West, a distance of 10.00 feet to a point in the northerly line of said 0.138 acre tract and the southerly line of said 0.078 acre tract;

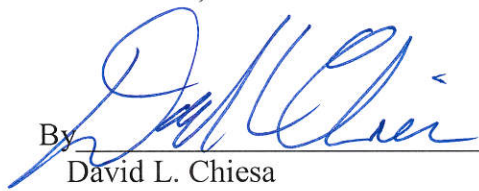
Thence North $81^{\circ}51'00''$ East, along said northerly and southerly lines, a distance of 10.00 feet to the **TRUE PLACE OF BEGINNING**.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment) utilizing GPS observations of the Ohio Cors Network establishing a bearing of North $81^{\circ}51'00''$ East for Oak Street.

This description was prepared by IBI Group Survey, Westerville, Ohio,



IBI Group Survey
Westerville, Ohio

By  9-19-18
David L. Chiesa date
Registered Surveyor No. 7740

DESCRIPTION OF STORM SEWER EASEMENT No. 3
SOUTH OF OAK STREET
BETWEEN WASHINGTON AVENUE & NINTH STREET
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being a 10 foot wide strip of land located in that 0.138 acre tract of land as described in a deed to the City of Columbus, of record in Instrument No. 201808310118844, all records referenced herein being to those located in the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning **FOR REFERENCE** at a point at the northeasterly corner of said 0.138 acre tract, the southeasterly corner of that 0.078 acre tract as described in a deed to Motorist Mutual Insurance Company of record in Instrument No. 201808310118844, and in the westerly right-of-way line of Washington Avenue (49.5 feet in width); thence South 81°51'00" West, along the common line to said 0.078 acre tract and said 0.138 acre tract a distance of 388.31 feet to the **TRUE PLACE OF BEGINNING**;

Thence through said 0.138 acre tract the following courses:

1. South 08°09'00" East, a distance of 10.00 feet to a point;
2. South 81°51'00" West, a distance of 10.00 feet to a point
3. North 08°09'00" West, a distance of 10.00 feet to a point in the northerly line of said 0.138 acre tract and the southerly line of said 0.078 acre tract;

Thence North 81°51'00" East, along said northerly and southerly lines, a distance of 10.00 feet to the **TRUE PLACE OF BEGINNING**.

Bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment) utilizing GPS observations of the Ohio Cors Network establishing a bearing of North 81°51'00" East for Oak Street.

This description was prepared by IBI Group Survey, Westerville, Ohio,



IBI Group Survey
Westerville, Ohio

By *David L. Chiesa* 9-19-18
David L. Chiesa date
Registered Surveyor No. 7740