

Date 08/08/22

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Rev 4-6-22



Plan No. 3674-E

PARCEL 16-S
0.021 ACRE
SEWER EASEMENT
PROVIDES THE RIGHT TO CONSTRUCT TO PERPETUALLY MAINTAIN SEWER
IMPROVEMENTS AND APPURTENANCES THERETO
IN THE NAME AND FOR THE USE OF
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

[Surveyor's description of the premises follows]

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 2.044 acre tract of land in the name of Womet Broad Street, LLC, an Ohio Limited Liability Company, as described in IN. 201607280098338, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the right side of the centerline of Right of Way of State Route 16 (East Broad Street), hereafter referred to as S.R. 16, as shown on the FRA-16-7.79 and FRA-270-30.32 plans made by the Ohio Department of Transportation, and is more particularly described as follows:

Beginning for Reference at a concrete monument found in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 33.00 feet right of centerline Station 205+00.00 as delineated in the FRA-16-7.79 centerline plat as recorded in Plat Book 29, Page 4;

Thence North 08°08'48" West, perpendicular to and leaving said southerly Right of Way line a distance of 33.00 feet to a point in said centerline, being centerline Station 205+00.00;

Thence with said centerline, the following two (2) courses:

1. South 81°51'12" West, a distance of 692.00 feet to a monument box set at a point of deflection at centerline Station 198+08.00;
2. South 82°20'12" West, passing a monument box set at 606.36 feet at the intersection of the centerline of Right of Way of said S.R. 16 (East Broad Street) and the centerline of

COC S

EXHIBIT A

Right of Way of McNaughten Road (R/W Varies) being centerline station 192+01.64, a total distance of 1007.73 feet, to a point of deflection at centerline Station 188+00.27, being a point in the southerly line of a 43.837 acre tract of land in the name of Mount Carmel Health System, an Ohio Nonprofit Corporation as described in IN. 200312110392742;

Thence South $82^{\circ}20'12''$ West, with said southerly line, a distance of 295.49 feet to the northeasterly corner of said a 0.830 acre tract of land in the name of The Columbus Railway Power and Light Company as described in Deed Book 760, Page 366, now known as Columbus and Southern Ohio Electric Company by the consolidation agreement described in Deed Book 1070, Page 471, being 23.96 feet right of centerline Station 185+04.22;

Thence South $03^{\circ}49'56''$ West, with the easterly line of said 0.830 acre tract, a distance of 38.34 feet to an iron pipe set in the southerly Right of Way line of said S.R. 16 (East Broad Street), being 61.35 feet right of centerline Station 184+95.71, and being the **True Place of Beginning** for the tract of land herein being described;

Thence North $79^{\circ}47'13''$ East, with said southerly Right of Way line, a distance of 11.24 feet to an iron pipe set 61.10 feet right of centerline Station 185+07.00;

Thence through said 2.044 acre tract, the following three (3) courses;

1. South $19^{\circ}10'11''$ East, a distance of 44.62 feet to an iron pipe set 105.00 feet right of centerline Station 185+15.00;
2. South $71^{\circ}07'02''$ West, a distance of 23.16 feet to an iron pipe set 109.00 feet right of centerline Station 184+92.00;
3. North $20^{\circ}51'25''$ West, a distance of 16.69 feet to an iron pipe set in said easterly line, being 92.66 feet right of centerline Station 184+88.54;

Thence North $03^{\circ}49'56''$ East, with said easterly line, a distance of 32.12 feet to the **True Place of Beginning**.

The above described area contains 0.021 acres, more or less, of which the present road occupies 0.000 acres which is part of Franklin County Auditor's Permanent Parcel number 520-178519-00.

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EXHIBIT A

Bearings for this description are based on Ohio State Plane Coordinates, South Zone, NAD 83 (2007) Datum as established utilizing a GPS survey performed in November 2017, holding North 82°20'12" East for the centerline of East Broad Street (State Route 16).

Iron pipes set are 13/16" inside diameter iron pipe, 30" long with a yellow cap stamped "OHM".

The stations referred to in this description are from the centerline of Right-of-Way of State Route 16, as found on the FRA-16-7.79 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 29, Page 4, and the FRA-270-30.32 centerline plat as recorded in Franklin County Recorder's Office in Plat Book 40 Page 119-A.

The stations are shown on the FRA 16 8.24 centerline plat, as recorded in Franklin County Recorder's Office in Plat Book 132 Page 106-109.

This description is based on an actual field survey performed 11/2017 to 8/2020 and was created under the direction and supervision of John J. Raab, Registered Surveyor No. S-7863



John J. Raab
Registered Surveyor No. S-7863

Date