

Date 11/09/22

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Rev 4-6-22



Plan No. 3674-E

**PARCEL 21-S**  
**0.044 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]

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Situated in the State of Ohio, County of Franklin, City of Columbus, part of Quarter Township 3, Township 1, Range 16, United States Military Lands and being part of a 0.744 acre tract of land in the name of Kemba Financial Credit Union, Inc., an Ohio Non-Profit Corporation, as described in IN. 200908050115046, all records are on file in the Franklin County Recorder's Office, and being a tract of land lying on the left 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 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 FRA-16-7.79 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, a distance of 273.51 feet to a point at centerline Station 195+34.49;

## EXHIBIT A

Thence North 07°39'48" West, perpendicular to said centerline and through a 1.218 acre tract of land in the name of the City of Columbus as described in IN. 201710060139819, a distance of 110.00 feet to a point in the northerly Right-of-Way line of said S.R. 16 (East Broad Street), the northerly line of said 1.218 acre tract, and the westerly line of a 1.095 acre tract in the name of CFA Real Property I, LLC, a Georgia limited liability company, as described in IN. 200904240057758, being 110.00 feet left of centerline Station 195+34.49;

Thence North 08°07'11" West, with said westerly line, a distance of 8.00 feet to a point being 118.00 feet left of centerline Station 195+34.42, being the **True Place of Beginning** for the tract of land herein being described;

Thence South 82°20'12" West, through said 0.744 acre tract, a distance of 161.95 feet to a point being in the easterly line of a 0.760 acre tract of land in the name of Hammerhead East Broad, LLC, an Ohio limited liability company as described in IN. 201208200121332, being 118.00 feet left of centerline Station 193+72.47;

Thence North 08°07'11" West, with said easterly line, a distance of 11.70 feet to a point being 129.70 feet left of centerline Station 193+72.43;

Thence North 82°20'12" East, through said 0.744 acre tract, a distance of 161.95 feet to a point being in the westerly line of said 1.095 acre tract, being 129.70 feet left of centerline Station 195+34.33;

Thence South 08°07'11" East, with said westerly line, a distance of 11.70 feet to the **True Place of Beginning**.

The above described area contains 0.044 acres, more or less, of which the present road occupies 0.000 acres which is part of Franklin County Auditor's Permanent Parcel number 520-288034-00.

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).

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.

COC S

## EXHIBIT 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

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John J. Raab  
Registered Surveyor No. S-7863

Date