ROBERT K. CLARK
0.083 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across the Tannery Reserve, the Brewery Reserve, and Tanner's Alley (21' wide) of the Plat of Lockbourne a subdivision of record in Plat Book 6, Page 17B, as conveyed to Robert K. Clark by deed of record in Instrument Number 202006260092215 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a point at the intersection of the easterly right-of-way line of Williams Street (66' wide) and the southerly right-of-way line of the Alley (21' wide) as shown in the Plat of Lockbourne and the northeast corner of said Tannery Reserve;

Thence South 56° 38' 49" West a distance of 21.01 feet, along the northerly line of Tannery Reserve and the easterly right-of-way line of said Williams Street, to the true point of beginning;

Thence South 77° 48' 22" East a distance of 39.23 feet, crossing through said Tannery Reserve and Tanner's Alley, to a point on the easterly line of Tanner's Alley and the westerly property line of a 162.738 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence South 03° 31' 00" West a distance of 20.23 feet, along the easterly line of said Tanner's Alley and the westerly property line of said 162.738 acre tract, to a point;

Thence North 77° 48' 22" West a distance of 33.89 feet, crossing through said Tanner's Alley and into said Tannery Reserve, to a point;

Thence South 56° 38' 49" West a distance of 139.66 feet, continuing through said Tannery Reserve and into said Brewery Reserve, to a point;

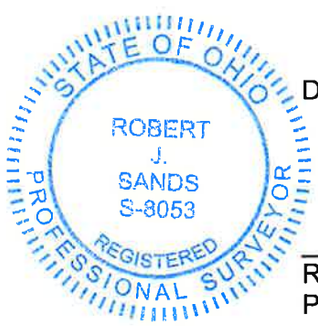
Thence North 34° 28' 54" West a distance of 20.00 feet, continuing through said Brewery Reserve, to a point on the northerly line of said Brewery Reserve and the easterly right-of-way line of said Williams Street;

Thence North 56° 38' 49" East a distance of 148.45 feet, along the northerly line of said Brewery Reserve and the easterly right-of-way line of said Williams Street, to the true point of beginning;

Containing 0.083 acres, more or less, of which 0.083 acres is contained within Parcel Number 151-000068-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

04/25/24

Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.083 Ac Clark Temporary Easement Legal.docx

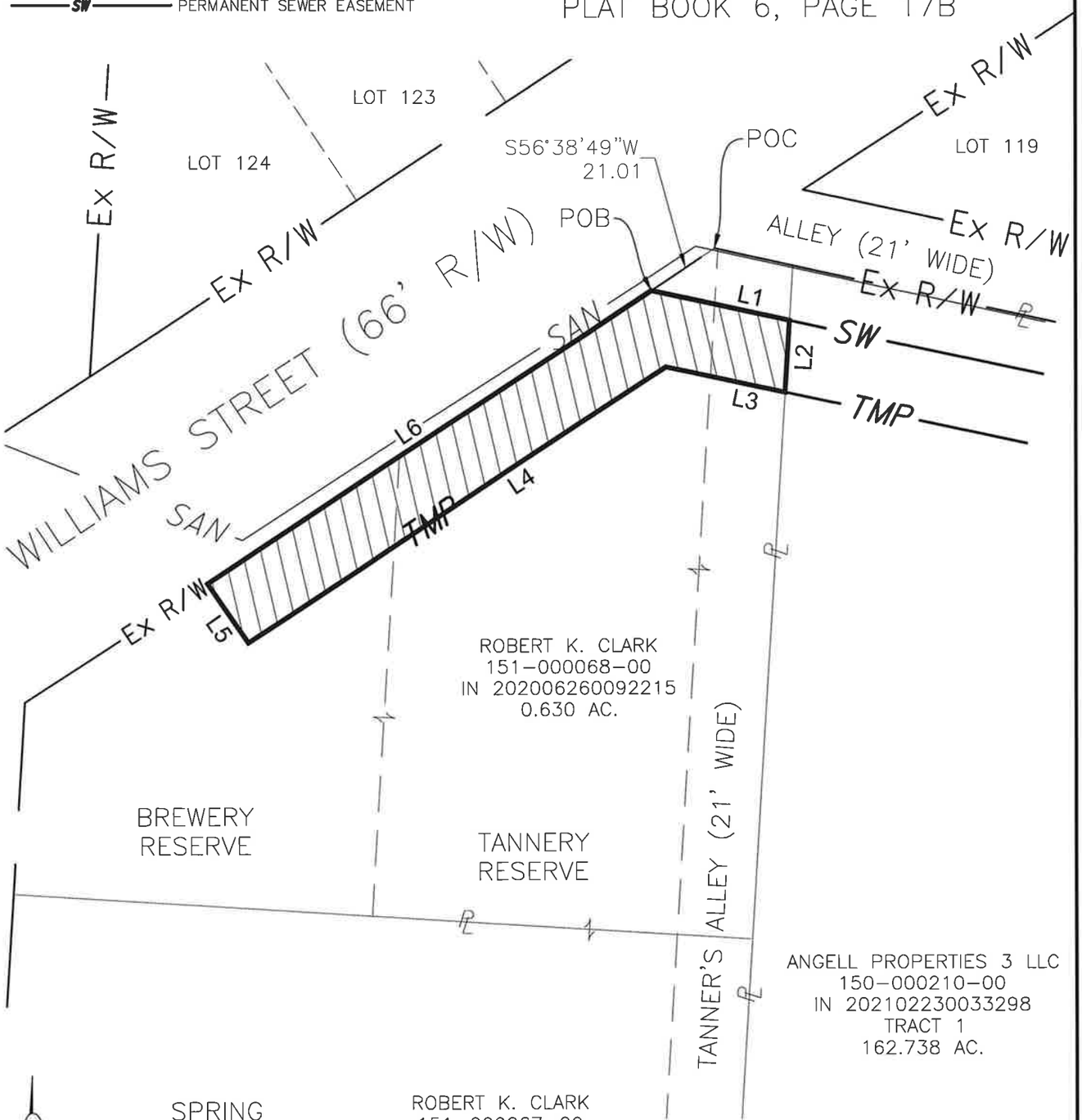
DLZ
6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.083 ACRE
TEMPORARY CONSTRUCTION EASEMENT

LEGEND
PROPERTY LINE
EXISTING RIGHT OF WAY
TEMPORARY CONSTRUCTION EASEMENT
PERMANENT SEWER EASEMENT

PLAT OF LOCKBOURNE
PLAT BOOK 6, PAGE 17B



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S77°48'22"E	39.23'
L2	S03°31'00"W	20.23'
L3	N77°48'22"W	33.89'
L4	S56°38'49"W	139.66'
L5	N34°28'54"W	20.00'
L6	N56°38'49"E	148.45'

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED PROFESSIONAL SURVEYOR

40 20 0 40
1" = 40'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

ROBERT K. CLARK
0.011 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across the Tannery Reserve, the Brewery Reserve, and Tanner's Alley (21' wide) of the Plat of Lockbourne a subdivision of record in Plat Book 6, Page 17B, as conveyed to Robert K. Clark by deed of record in Instrument Number 202006260092215 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at a point at the intersection of the easterly right-of-way line of Williams Street (66' wide) and the southerly right-of-way line of the Alley (21' wide) as shown in the Plat of Lockbourne and being the northeast corner of said Tannery Reserve;

Thence South 77° 48' 22" East a distance of 22.22 feet, along the southerly right-of-way line of said Alley and the northerly line of said Tanner's Alley, to a point at the intersection of the southerly line of said Alley and the westerly property line of a 162.738 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence South 03° 31' 00 West a distance of 15.17 feet, along the easterly line of said Tanner's Alley and the westerly line of said 162.738 acre tract, to a point;

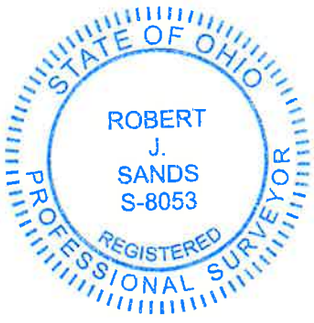
Thence North 77° 48' 22" West a distance of 39.23 feet, crossing through said Tanner's Alley and said Tannery Reserve, to a point on the northerly line of said Tannery Reserve and the easterly right-of-way line of said Williams Street;

Thence North 56° 38' 49" East a distance of 21.01 feet, along the northerly line of said Tannery Reserve and the easterly right-of-way line of said Williams Street, to the true point of beginning;

Containing 0.011 acres, more or less, of which 0.011 acres is contained within Parcel Number 151-000068-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

04/25/24

Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.011 Ac Clark Permanent Easement Legal.docx

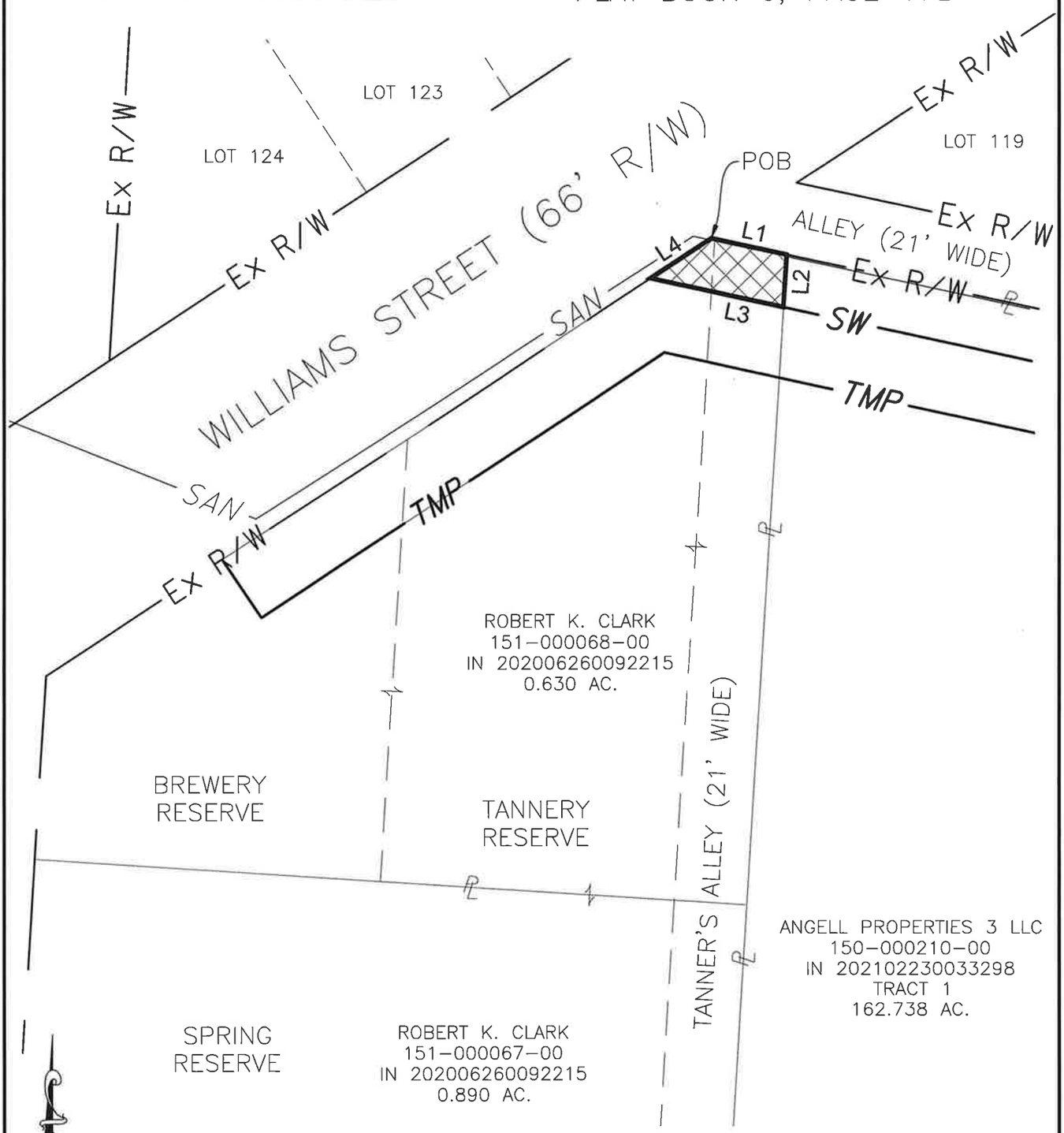
DLZ
6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.011 ACRE
PERMANENT SEWER EASEMENT

LEGEND
℄ PROPERTY LINE
Ex R/W EXISTING RIGHT OF WAY
TMP TEMPORARY CONSTRUCTION EASEMENT
SW PERMANENT SEWER EASEMENT

PLAT OF LOCKBOURNE
PLAT BOOK 6, PAGE 17B



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S77°48'22"E	22.22'
L2	S03°31'00"W	15.17'
L3	N77°48'22"W	39.23'
L4	N56°38'49"E	21.01'

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

STATE OF OHIO
ROBERT J. SANDS S-8053
REGISTERED PROFESSIONAL SURVEYOR

40 20 0 40
1" = 40'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

COLUMBUS AND SOUTHERN
OHIO ELECTRIC COMPANY
0.356 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 4.778 acre tract as conveyed to Columbus and Southern Ohio Electric Company by deed of record in Volume 3416, Page 239 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a point at the intersection of the easterly property line of said 4.778 acre tract and the centerline of Commerce Street (66' wide);

Thence along a curve to the left with a radius of 1850.62 feet, a delta angle of 03° 03' 39", an arc length of 98.86 feet, and having a chord distance of 98.85 feet and a chord bearing South 11° 24' 45" East, along the easterly property line of said 4.778 acre tract and the westerly right-of-way line of the Norfolk & Western RY Company by deed of record in Right-of-Way and Track Map Volume 18, Page 79, to the true point of beginning;

Thence continuing along a curve to the left with a radius of 1850.62 feet, a delta angle of 07° 45' 20", an arc length of 250.50 feet, and having a chord distance of 250.31 feet and a chord bearing South 16° 49' 15" East, along the easterly property line of said 4.778 acre tract and the westerly right-of-way line of the Norfolk & Western Railway to a point;

Thence crossing through the said 4.778 acre tract for the following four (4) courses:

1. South 18° 24' 13" East a distance of 47.43 feet to a point;
2. South 24° 31' 40" East a distance of 309.82 feet to a point;
3. South 65° 44' 54" West a distance of 16.18 feet to a point;
4. South 36° 18' 56" West a distance of 18.91 feet, to a point of curvature on the westerly property line of said 4.778 acre tract and the easterly property line of a parcel of land conveyed to CSX Transportation Inc. Chesapeake & Ohio RY by deed of record in Right-of-way and Track Map Volume 46, Page 7;

Thence along a curve to the right with a radius of 1941.60 feet, a delta angle of 00° 47' 52", an arc length of 27.04 feet, and having a chord distance of 27.04 feet and chord bearing North 31° 18' 25" West, along the westerly line of said 4.778 acre tract and the easterly right-of-way line of said Chesapeake & Ohio Railway to a point;

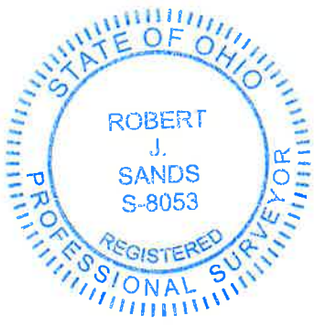
Thence crossing through the said 4.778 acre tract for the following four (4) courses:

1. North 36° 18' 56" East a distance of 12.51 feet to a point;
2. North 24° 32' 10" West a distance of 287.35 feet to a point;
3. North 18° 24' 13" West a distance of 289.94 feet to a point;
4. North 55° 45' 53" East a distance of 33.17 feet to the true point of beginning;

Containing 0.356 acres, more or less, of which 0.356 acres is contained within Parcel Number 150-000726-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

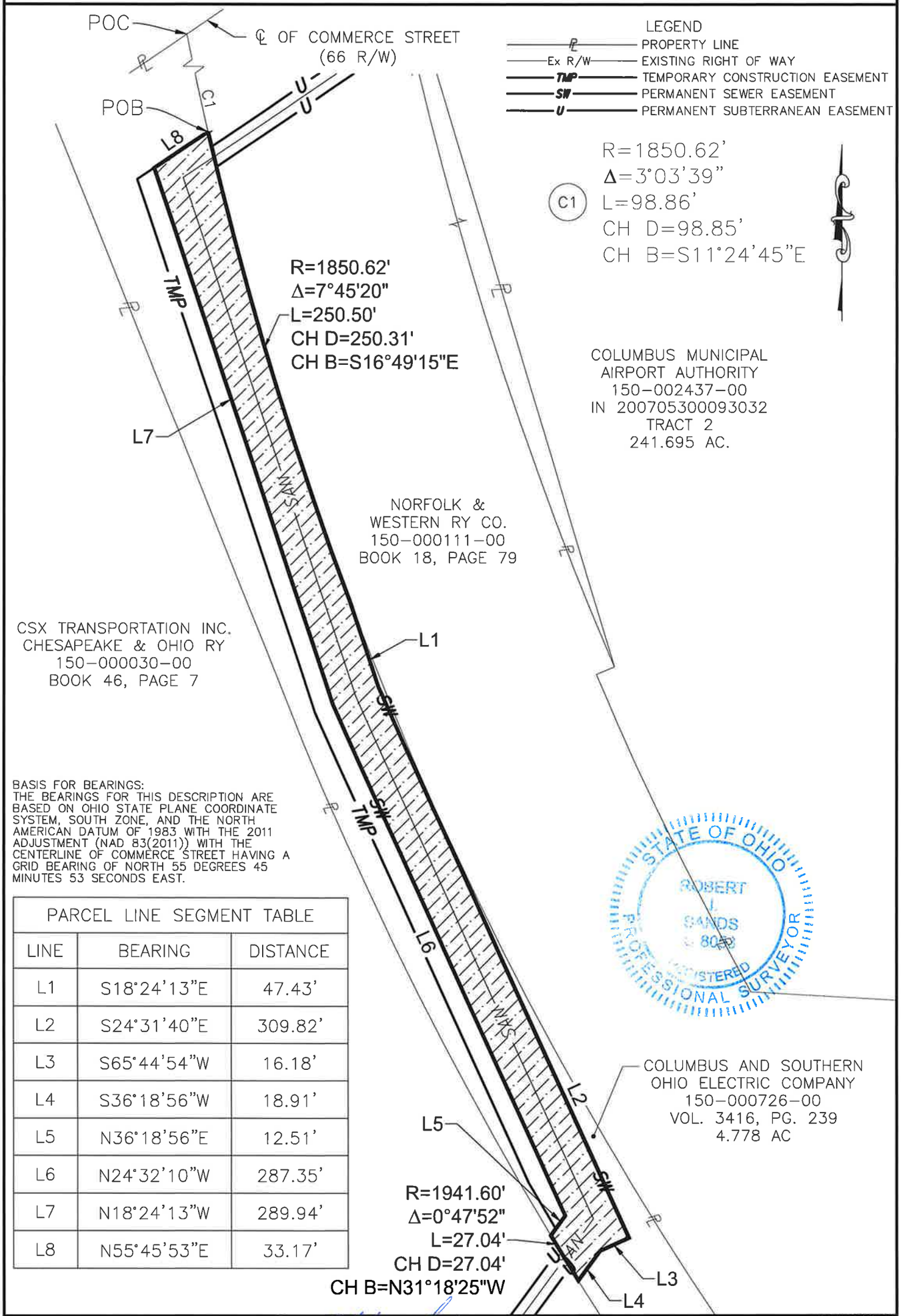
04/25/24

Robert J. Sands
Professional Surveyor No. 8053

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

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.356 ACRE
PERMANENT SEWER EASEMENT



BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S18°24'13"E	47.43'
L2	S24°31'40"E	309.82'
L3	S65°44'54"W	16.18'
L4	S36°18'56"W	18.91'
L5	N36°18'56"E	12.51'
L6	N24°32'10"W	287.35'
L7	N18°24'13"W	289.94'
L8	N55°45'53"E	33.17'

60 30 0 60
1" = 60'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

COLUMBUS AND SOUTHERN
OHIO ELECTRIC COMPANY
0.132 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 4.778 acre tract as conveyed to Columbus and Southern Ohio Electric Company by deed of record in Volume 3416, Page 239 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a point at the intersection of the easterly property line of said 4.778 acre tract and the centerline of Commerce Street (66' wide);

Thence along a curve to the left with a radius of 1850.62 feet, a delta angle of 03° 03' 39", an arc length of 98.86 feet, and having a chord distance of 98.85 feet and a chord bearing South 11° 24' 45" East, along the easterly property line of said 4.778 acre tract and the westerly right-of-way line of the Norfolk & Western RY Company by deed of record in Right-of-Way and Track Map Volume 18, Page 79, to a point;

Thence South 55° 45' 53" West a distance of 33.17 feet, crossing through the said 4.778 acre tract to the true point of beginning;

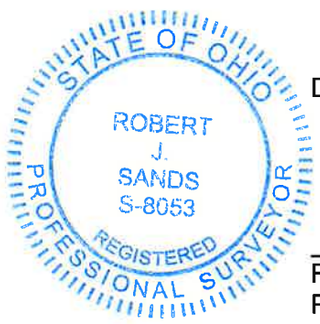
Thence crossing through the said 4.778 acre tract for the following seven (7) courses;

1. South 18° 24' 13" East a distance of 289.94 feet to a point;
2. South 24° 32' 10" East a distance of 287.35 feet to a point;
3. South 36° 18' 56" West a distance of 8.26 feet to a point;
4. North 30° 29' 15" West a distance of 26.74 feet to a point;
5. North 24° 32' 23" West a distance of 265.30 feet to a point;
6. North 18° 24' 13" West a distance of 287.64 feet to a point;
7. North 55° 45' 53" East a distance of 10.39 feet to the true point of beginning

Containing 0.132 acres, more or less, of which 0.132 acres is contained within Parcel Number 150-000726-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

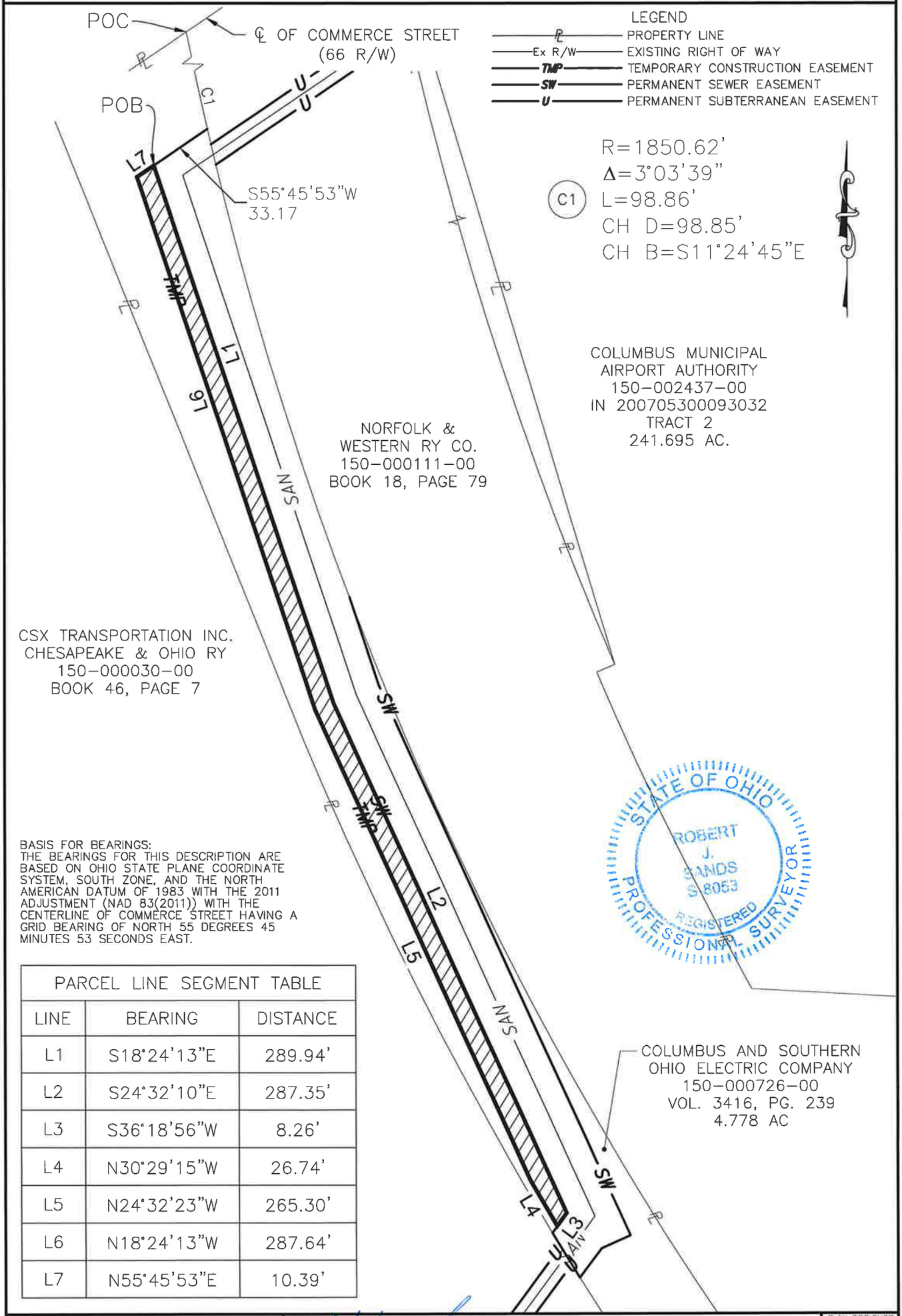
04/25/24

Robert J. Sands
Professional Surveyor No. 8053

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

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.132 ACRE
TEMPORARY CONSTRUCTION EASEMENT



BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S18°24'13"E	289.94'
L2	S24°32'10"E	287.35'
L3	S36°18'56"W	8.26'
L4	N30°29'15"W	26.74'
L5	N24°32'23"W	265.30'
L6	N18°24'13"W	287.64'
L7	N55°45'53"E	10.39'

STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED PROFESSIONAL SURVEYOR

60 30 0 60
1" = 60'

Robert J. Sands 04/25/24
ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE:

R/W DESIGNER DDC
R/W REVIEWER RJS

ANGELL PROPERTIES 3 LLC
0.328 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 162.738 acre tract as conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at a point at the northwest corner of said 162.738 acre tract and on the southerly right-of-way line of the Alley (21' wide) as shown in the Plat of Lockbourne of record in Plat Book 6, Page 17B;

Thence South 77° 48' 22" East a distance of 823.55 feet, along the northerly property line of said 162.738 acre tract and the southerly right-of-way line of said Alley, to a point;

Thence North 89° 20' 44" East a distance of 176.87 feet, continuing along the northerly property line of said 162.738 acre tract and the southerly right-of-way line of said Alley, to a point at the northeast corner of said 162.738 acre tract and the southeast corner of the right-of-way of said Alley;

Thence North 02° 06' 18" East a distance of 16.87 feet, along the westerly property line of said 162.738 acre tract and the easterly right-of-way line of said Alley, to a point at the southwest corner of a 0.240 acre tract conveyed to Rodnie M. Waugh, Jr. and Tracey D. Waugh by deed of record in Instrument Number 199909140233185;

Thence North 89° 20' 44" East a distance of 66.58 feet, along the northerly property line of said 162.738 acre tract and the southerly property line of said 0.240 acre tract, to a point on the westerly property line of a 1.754 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence South 02° 06' 18" West a distance of 21.30 feet, along the easterly property line of said 162.738 acre tract and the westerly property line of said 1.754 acre tract, to a point;

Thence South 89° 20' 44" West a distance of 291.31 feet, crossing through said 162.738 acre tract to a point;

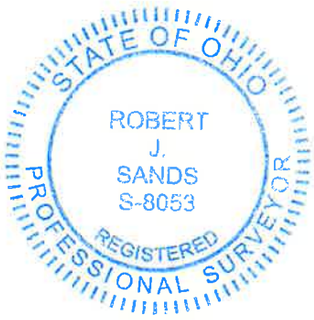
Thence North 77° 48' 22" West a distance of 775.38 feet, continuing through said 162.738 acre tract, to a point on the westerly property line of said 162.738 acre tract and the easterly property line of a 0.630 acre tract conveyed to Robert K. Clark by deed of record in Instrument Number 202006260092215;

Thence North 03° 31' 00" East a distance of 15.17 feet, along the westerly property line of said 162.738 acre tract and the easterly property line of said 0.630 acre tract, to the true point of beginning;

Containing 0.328 acres, more or less, of which 0.328 acres is contained within Parcel Number 151-000210-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

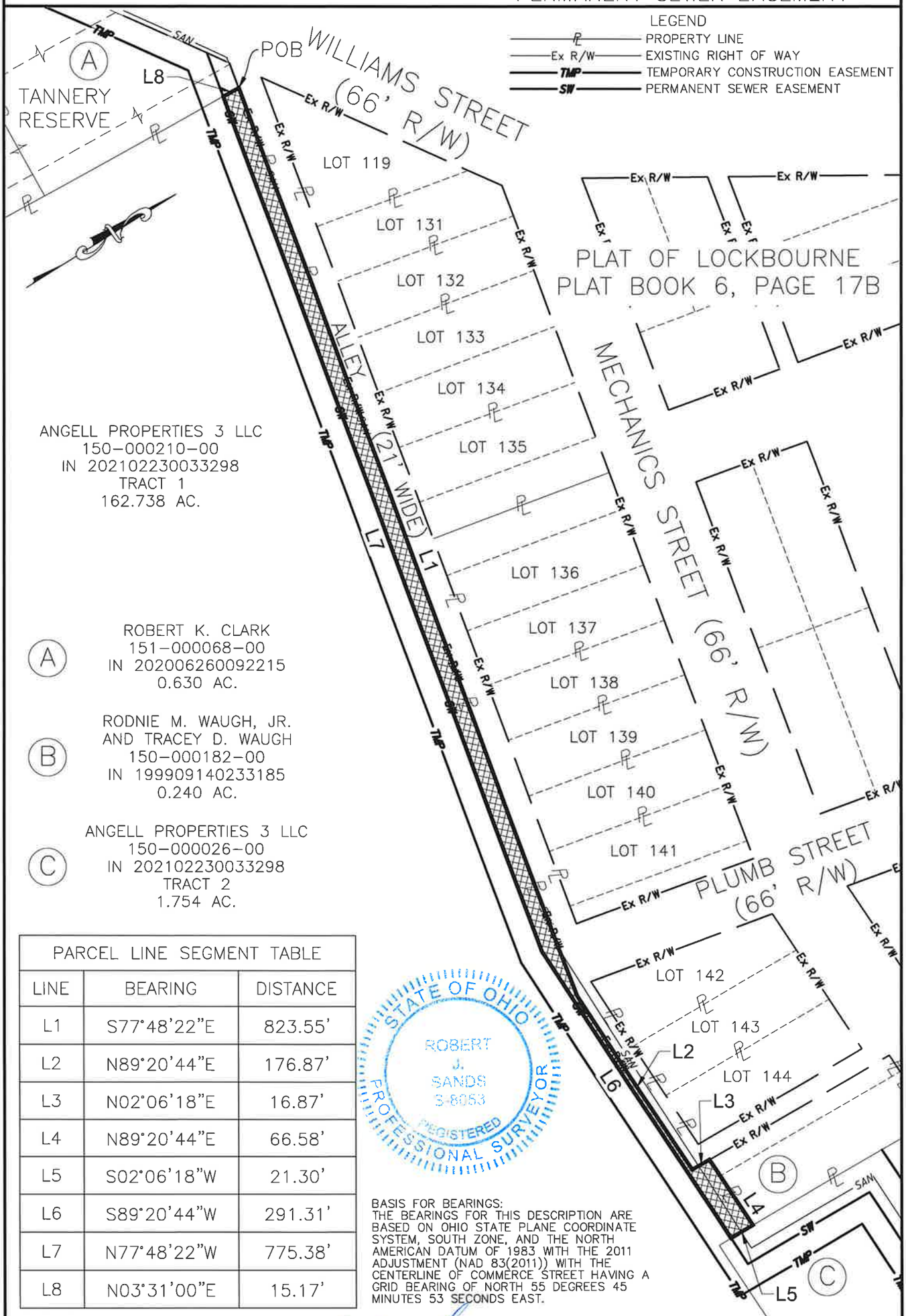
04/25/24

Robert J. Sands
Professional Surveyor No. 8053

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

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.328 ACRE
PERMANENT SEWER EASEMENT



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S77°48'22"E	823.55'
L2	N89°20'44"E	176.87'
L3	N02°06'18"E	16.87'
L4	N89°20'44"E	66.58'
L5	S02°06'18"W	21.30'
L6	S89°20'44"W	291.31'
L7	N77°48'22"W	775.38'
L8	N03°31'00"E	15.17'

STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED PROFESSIONAL SURVEYOR

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

100 50 0 100
1" = 100'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

ANGELL PROPERTIES 3 LLC
0.389 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 162.738 acre tract as conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at the intersection of the southerly right-of-way line of Lozier Lane (49.5' wide) and the easterly right-of-way line of the East Alley (16.5' wide) shown in the Plat of Lockbourne of record in Plat Book 6, Page 17B;

Thence South 03° 32' 35" West a distance of 30.08 feet, along the westerly right-of-way line of a parcel conveyed to CSX Transportation Inc. Chesapeake & Ohio RY by deed of record in Right-of-Way and Track Map Volume 46, Page 7 and the easterly property line of said 162.738 acre tract, to the true point of beginning;

Thence South 03° 32' 35" West a distance of 20.05 feet, along the westerly right-of-way line of said Chesapeake & Ohio Railway and the easterly property line of said 162.738 acre tract, to a point;

Thence crossing through the said 162.738 acre tract for the following three (3) courses:

1. South 89° 20' 44" West a distance of 761.48 feet to a point;
2. South 06° 20' 40" West a distance of 49.22 feet to a point;
3. South 89° 22' 14" West a distance of 35.97 feet, to a point on the westerly property line of said 162.738 acre tract and the easterly property line of a 1.754 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence North 01° 26' 48" East a distance of 20.01 feet, along the westerly property line of said 162.738 acre tract and the easterly property line of said 1.754 acre tract, to a point;

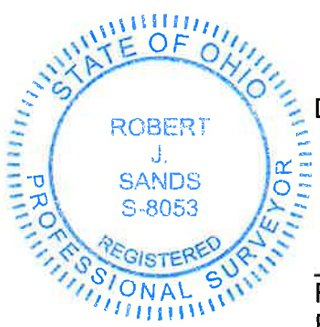
Thence crossing through the said 162.738 acre tract for the following three (3) courses:

1. North 89° 22' 14" East a distance of 17.54 feet to a point;
2. North 06° 20' 40" East a distance of 49.21 feet to a point;
3. North 89° 20' 44" East a distance of 780.64 feet, to the true point of beginning;

Containing 0.389 acres, more or less, of which 0.389 acres is contained within Parcel Number 151-000210-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

04/25/24

Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.389 Ac Angell Temporary Easement (3) Legal.docx

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

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.389 ACRE
TEMPORARY CONSTRUCTION EASEMENT

LEGEND
- PL — PROPERTY LINE
- Ex R/W — EXISTING RIGHT OF WAY
- TMP — TEMPORARY CONSTRUCTION EASEMENT
- SW — PERMANENT SEWER EASEMENT

APIF - OHIO, LLC
150-001322-00
IN 201905030051812
0.246 AC.

ANGELL PROPERTIES 3 LLC
150-000026-00
IN 202102230033298
TRACT 2
1.754 AC.

AILENE MCKNIGHT
150-000124-00
IN 201709080125947
0.490 AC.

STEVE D. JOHNSON AND
BRENDA S. JOHNSON
150-000062-00
IN 201506030073059
0.490 AC.

ANGELL PROPERTIES 3 LLC
150-000210-00
IN 202102230033298
TRACT 1
162.738 AC.

STATE OF OHIO
ROBERT J. SANDS S-8053
REGISTERED PROFESSIONAL SURVEYOR

MIDDLE ALLEY (16.5 R/W)
PLAT OF LOCKBOURNE
PLAT BOOK 6, PAGE 17B

LOT 154
LOT 155
LOT 156
LOT 157
LOT 158
LOT 159
LOT 160
LOT 161

MILLER STREET (41 R/W)

LOZIER LANE (49.5 R/W)

MIDDLE ALLEY (16.5 R/W)

LOT 162
LOT 163
LOT 164
LOT 165
LOT 166
LOT 167

CSX TRANSPORTATION INC.
CHESAPEAKE & OHIO RY
150-000030-00
BOOK 46, PAGE 7

POB
S03°32'35"W
30.08
POC

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S03°32'35"W	20.05'
L2	S89°20'44"W	761.48'
L3	S06°20'40"W	49.22'
L4	S89°22'14"W	35.97'
L5	N01°26'48"E	20.01'
L6	N89°22'14"E	17.54'
L7	N06°20'40"E	49.21'
L8	N89°20'44"E	780.64'

100 50 0 100
1" = 100'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

ANGELL PROPERTIES 3 LLC
0.574 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 162.738 acre tract as conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at the intersection of the southerly right-of-way line of Lozier Lane (49.5' wide) and the easterly right-of-way line of the East Alley (16.5' wide) shown in the Plat of Lockbourne of record in Plat Book 6, Page 17B;

Thence South 03° 32' 35" West a distance of 30.08 feet, along the easterly property line of said 162.738 acre tract and the westerly right-of-way line of a parcel conveyed to CSX Transportation Inc. Chesapeake & Ohio RY by deed of record in Right-of-Way and Track Map Volume 46, Page 7, to a point;

Thence crossing through the said 162.738 acre tract for the following three (3) courses:

1. South 89° 20' 44" West a distance of 780.64 feet to a point;
2. South 06° 20' 40" West a distance of 49.21 feet to a point;
3. South 89° 22' 14" West a distance of 17.54 feet, to a point on the westerly property line of said 162.738 acre tract and the easterly property line of a 1.754 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

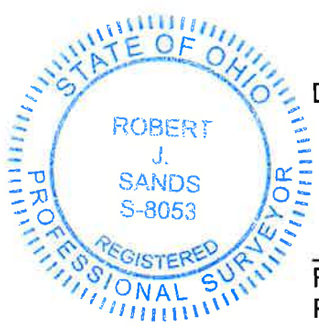
Thence North 01° 26' 48" East a distance of 78.74 feet, along the westerly property line of said 162.738 acre tract, the easterly property line of said 1.754 acre tract, and the easterly property line of a 0.246 acre tract conveyed to APIF – Ohio, LLC by deed of record in Instrument Number 201905030051812, to a point on the southerly property line of a 0.490 acre tract conveyed to Ailene McKnight by deed of record in Instrument Number 201709080125947;

Thence North 89° 20' 07" East a distance of 803.50 feet, along the northerly property line of said 162.738 acre tract, the southerly property line of said 0.490 acre tract, the southerly property line of a 0.490 acre tract conveyed to Steve D. Johnson and Brenda S. Johnson by deed of record in Instrument Number 201506030073059, and the southerly right-of-way line of said Lozier Lane, to the true point of beginning;

Containing 0.574 acres, more or less, of which 0.574 acres is contained within Parcel Number 151-000210-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

04/25/24

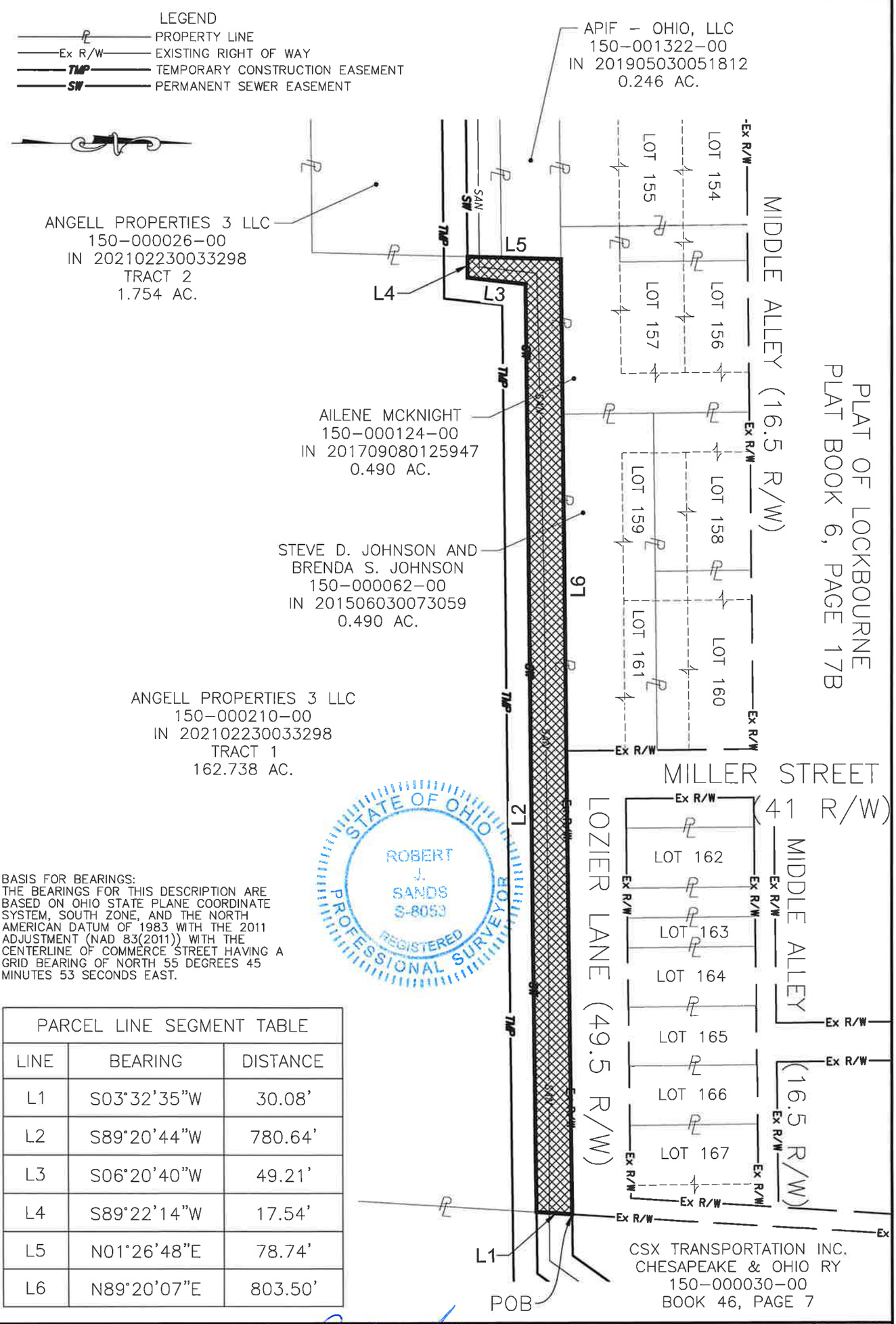
Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.574 Ac Angell Permanent Easement (3) Legal.docx

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

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.574 ACRE
PERMANENT SEWER EASEMENT



BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S03°32'35"W	30.08'
L2	S89°20'44"W	780.64'
L3	S06°20'40"W	49.21'
L4	S89°22'14"W	17.54'
L5	N01°26'48"E	78.74'
L6	N89°20'07"E	803.50'

STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED PROFESSIONAL SURVEYOR

100 50 0 100
1" = 100'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

ANGELL PROPERTIES 3 LLC
0.332 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 1.754 acre tract as conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at a point at the northeast corner of said 1.754 acre tract and at the southeast corner of a 0.246 acre tract conveyed to APIF – Ohio, LLC by deed of record in Instrument Number 201905030051812;

Thence South 01° 26' 48" West a distance of 28.74 feet, along the easterly property line of said 1.754 acre tract and the westerly property line of a 162.738 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298, to a point;

Thence crossing through said 1.754 acre tract for the following three (3) courses:

1. South 89° 22' 14" West a distance of 370.79 feet to a point;
2. South 02° 15' 14" West a distance of 118.90 feet to a point;
3. South 89° 20' 44" West a distance of 25.64 feet, to a point on the westerly property line of said 1.754 acre tract and the easterly property line of said 162.738 acre tract;

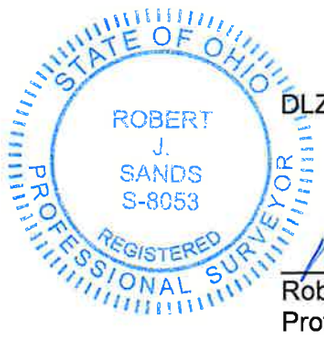
Thence North 02° 06' 18" East a distance of 147.65 feet, along the westerly property line of said 1.754 acre tract, the easterly property line of said 162.738 acre tract, and the easterly property line of a 0.240 acre tract conveyed to Rodnie M. Waugh, Jr. and Tracey D. Waugh by deed of record in Instrument Number 199909140233185, to a point;

Thence North 89° 22' 14" East a distance of 396.41 feet, crossing through the 1.754 acre tract for a distance of 182.01 feet, then along the northerly property line of said 1.754 acre tract and the southerly property line of said 0.246 acre tract, to the true point of beginning;

Containing 0.322 acres, more or less, of which 0.332 acres is contained within Parcel Number 151-00026-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

04/25/24

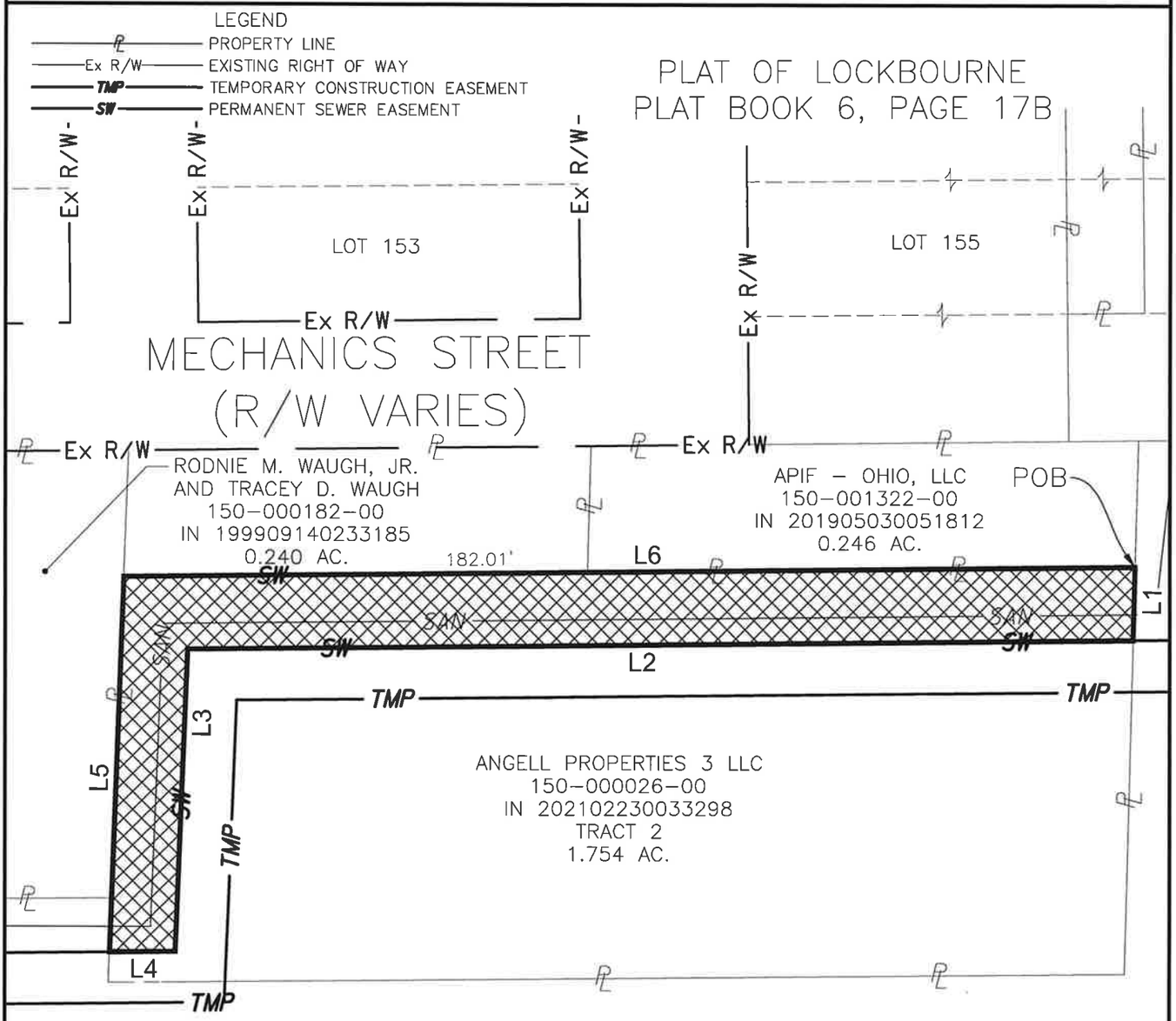
Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.332 Ac Angell Permanent Easement (2) Legal.docx

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

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.332 ACRE
PERMANENT SEWER EASEMENT



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S01°26'48"W	28.74'
L2	S89°22'14"W	370.79'
L3	S02°15'14"W	118.90'
L4	S89°20'44"W	25.64'
L5	N02°06'18"E	147.65'
L6	N89°22'14"E	396.41'

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED
PROFESSIONAL SURVEYOR

60 30 0 60
1" = 60'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

ANGELL PROPERTIES 3 LLC
0.228 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 1.754 acre tract as conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at a point at the southwest corner of said 1.754 acre tract and the northerly corner of a 162.738 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence North 02° 06' 18" East a distance of 11.81 feet, along the westerly property line of said 1.754 acre tract and the easterly property line of said 162.738 acre tract, to a point;

Thence crossing through the said 1.754 acre tract for the following three (3) courses:

1. North 89° 20' 44" East a distance of 25.64 feet to a point;
2. North 02° 15' 14" East a distance of 118.90 feet to a point;
3. North 89° 22' 14" East a distance of 370.79 feet, to a point on the easterly property line of said 1.754 acre tract and the westerly property line of said 162.738 acre tract;

Thence South 01° 26' 48" West a distance of 20.01 feet, along the easterly property line of said 1.754 acre tract and the westerly property line of said 162.738 acre tract, to a point;

Thence South 89° 22' 14" West a distance of 351.05 feet, crossing through said 1.754 acre tract to a point;

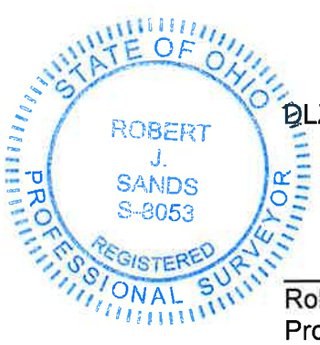
Thence South 02° 15' 14" West a distance of 110.74 feet, continuing through said 1.754 acre tract, to a point on the southerly property line of said 1.754 acre tract and the northerly line of said 162.738 acre tract;

Thence South 89° 25' 48" West a distance of 45.63 feet, along the southerly property line of said 1.754 acre tract and the northerly property line of said 162.738 acre tract, to the true point of beginning;

Containing 0.228 acres, more or less, of which 0.228 acres is contained within Parcel Number 151-000026-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

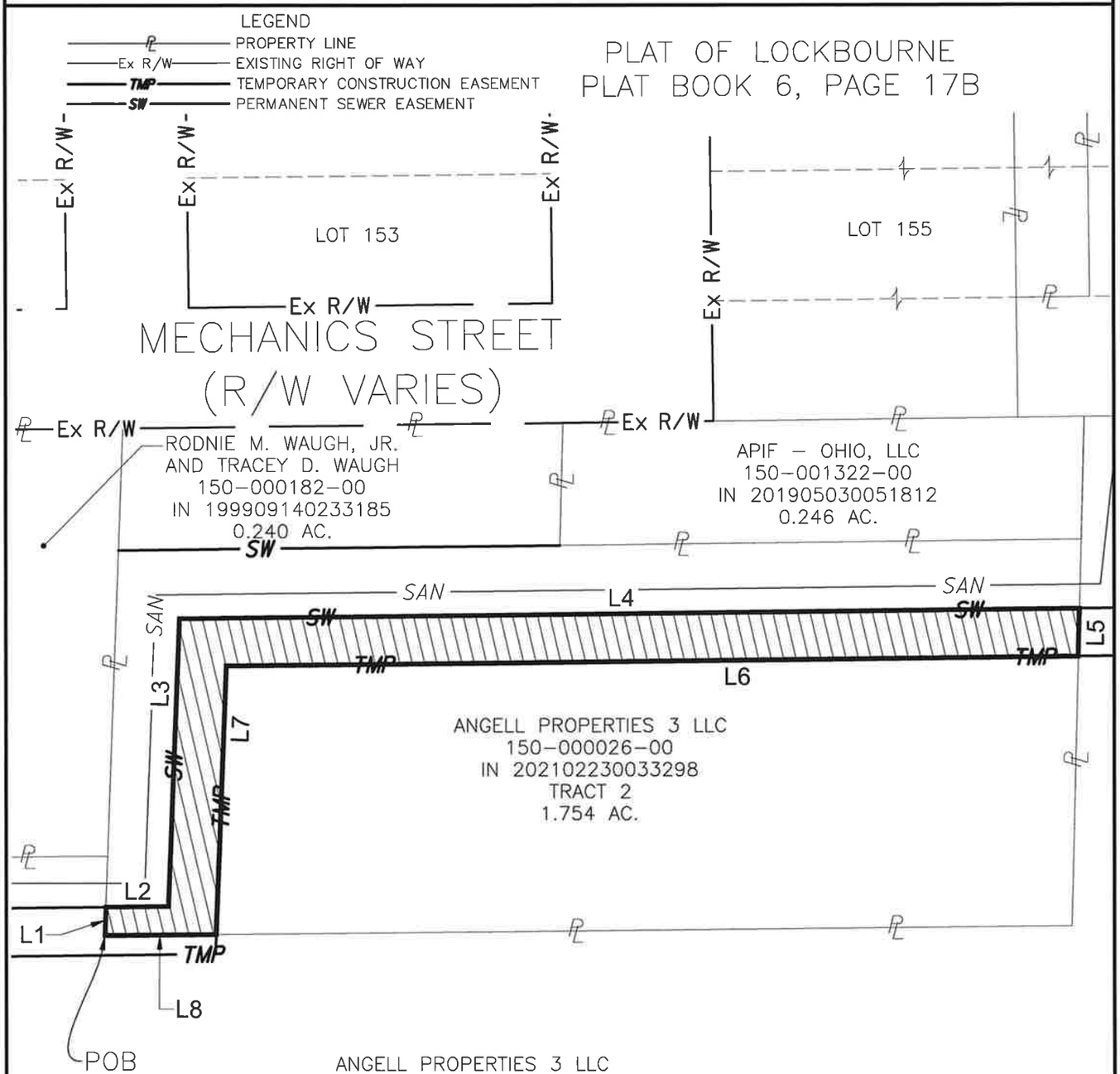
04/25/24

Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.228 Ac Angell Temporary Easement (2) Legal.docx

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

BIG WALNUT SANITARY EASEMENTS
STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.228 ACRE
TEMPORARY CONSTRUCTION EASEMENT



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	N02°06'18"E	11.81'
L2	N89°20'44"E	25.64'
L3	N02°15'14"E	118.90'
L4	N89°22'14"E	370.79'
L5	S01°26'48"W	20.01'
L6	S89°22'14"W	351.05'
L7	S02°15'14"W	110.74'
L8	S89°25'48"W	45.63'

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED
PROFESSIONAL SURVEYOR

60 30 0 60
1" = 60'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

ANGELL PROPERTIES 3 LLC
0.408 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 162.738 acre tract as conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a point at the northwest corner of said 162.738 acre tract and on the southerly right-of-way line of the Alley (21' wide) as shown in the Plat of Lockbourne of record in Plat Book 6, Page 17B;

Thence South 03° 31' 00" West a distance of 15.17 feet, along the westerly property line of said 162.738 acre tract and the easterly property line of a 0.630 acre tract conveyed to Robert K. Clark by deed of record in Instrument Number 202006260092215, to the true point of beginning;

Thence South 77° 48' 22" East a distance of 775.38 feet, crossing said 162.738 acre tract, to a point;

Thence North 89° 20' 44" East a distance of 291.31 feet, continuing through said 162.738 acre tract, to a point on the easterly property line of said 162.738 acre tract and the westerly property line of a 1.754 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence South 02° 06' 18" West a distance of 11.81 feet, along the easterly property line of said 162.738 acre tract and the westerly property line of said 1.754 acre tract, to a point at the southwest corner of said 1.754 acre tract;

Thence North 89° 25' 48" East a distance of 45.63 feet, along the northerly property line of said 162.738 acre tract and the southerly property line of said 1.754 acre tract, to a point;

Thence crossing through the 162.738 acre tract for the following seven 7) courses:

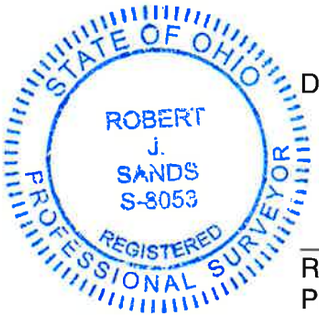
1. South 02° 15' 14" West a distance of 8.15 feet to a point;
2. South 89° 20' 44" West a distance of 338.21 feet to a point;
3. North 77° 48' 22" West a distance of 392.93 feet, to a point;
4. North 12° 11' 38" East a distance of 10.00 feet, to a point;
5. North 77° 48' 22" West a distance of 392.93 feet, to a point;
6. South 12° 11' 38" West a distance of 10.00 feet, to a point;
7. North 77° 48' 22" West a distance of 175.87 feet, to a point on the westerly property line of said 162.738 acre tract and the easterly property line of said 0.630 acre tract;

Thence North 03° 31' 00" East a distance of 20.23 feet, along the westerly property line of said 162.738 acre tract and the easterly property line of said 0.630 acre tract, to the true point of beginning;

Containing 0.408 acres, more or less, of which 0.408 acres is contained within Parcel Number 151-000210-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

03/24/25

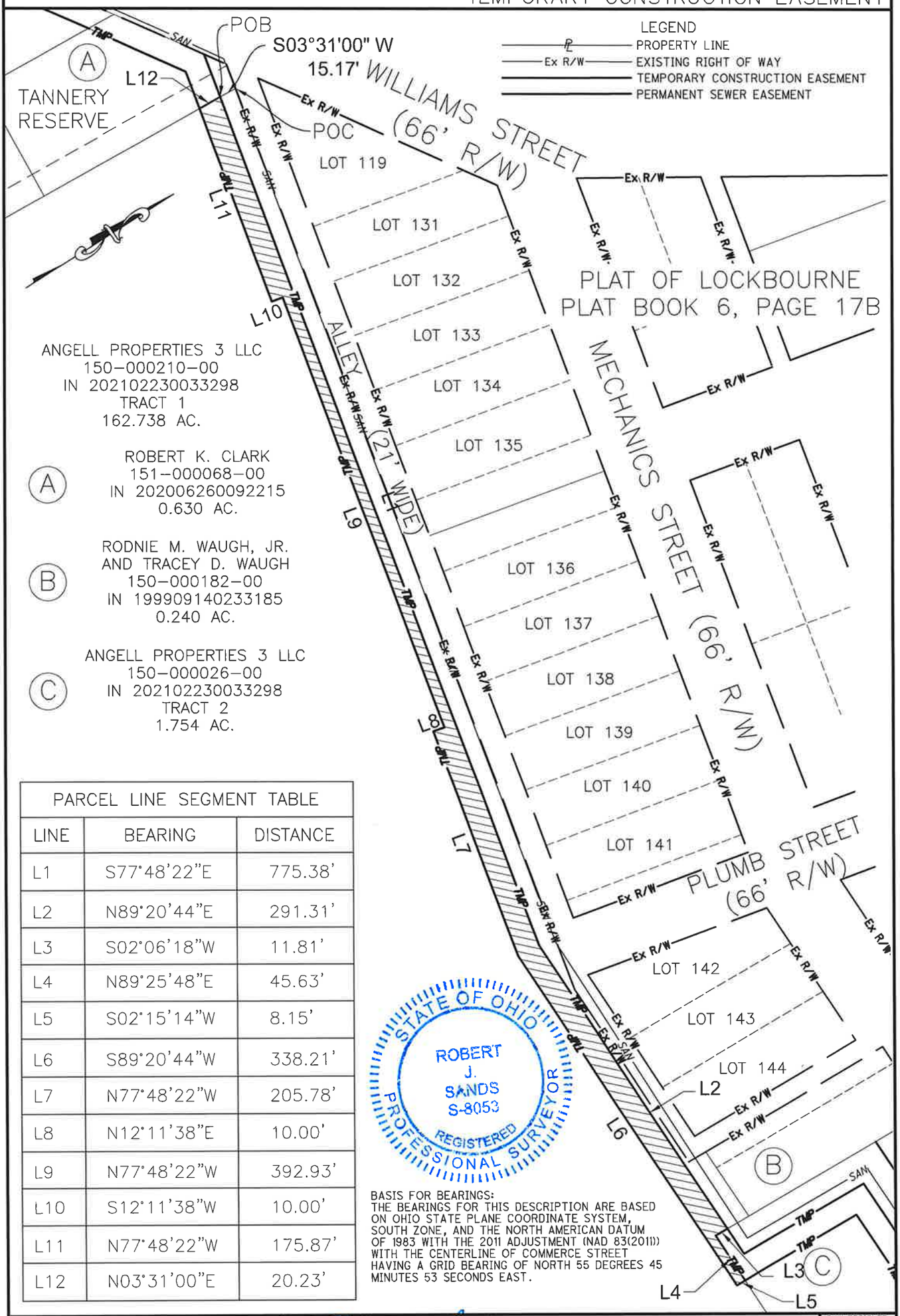
Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.408 Ac Angell Temporary Easement (1) Legal.docx

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

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.408 ACRE
TEMPORARY CONSTRUCTION EASEMENT



ANGELL PROPERTIES 3 LLC
150-000210-00
IN 202102230033298
TRACT 1
162.738 AC.

(A) ROBERT K. CLARK
151-000068-00
IN 202006260092215
0.630 AC.

(B) RODNIE M. WAUGH, JR.
AND TRACEY D. WAUGH
150-000182-00
IN 199909140233185
0.240 AC.

(C) ANGELL PROPERTIES 3 LLC
150-000026-00
IN 202102230033298
TRACT 2
1.754 AC.

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S77°48'22"E	775.38'
L2	N89°20'44"E	291.31'
L3	S02°06'18"W	11.81'
L4	N89°25'48"E	45.63'
L5	S02°15'14"W	8.15'
L6	S89°20'44"W	338.21'
L7	N77°48'22"W	205.78'
L8	N12°11'38"E	10.00'
L9	N77°48'22"W	392.93'
L10	S12°11'38"W	10.00'
L11	N77°48'22"W	175.87'
L12	N03°31'00"E	20.23'

STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED PROFESSIONAL SURVEYOR

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

100 50 0 100
1" = 100'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 03/24/25

R/W DESIGNER DDC
R/W REVIEWER RJS

CSX TRANSPORTATION INC.
CHESAPEAKE & OHIO RY
0.149 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a parcel of land as conveyed to CSX Transportation INC. Chesapeake & Ohio RY by deed of record in Right-of-Way and Track Map Volume 46, Page 7 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at the intersection of the southerly right-of-way line of Lozier Lane (49.5' wide) and the easterly right-of-way line of the East Alley (16.5' wide) shown in the Plat of Lockbourne of record in Plat Book 6, Page 17B;

Thence South 03° 32' 35" West a distance of 30.08 feet, along the westerly right-of-way line of said Chesapeake & Ohio Railway and the easterly property line of a 162.738 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298, to the true point of beginning;

Thence crossing through the right-of-way of the said Chesapeake & Ohio Railway for the following seven (7) courses:

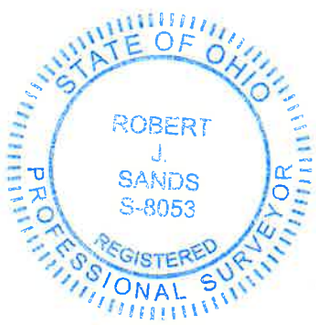
1. North 89° 20' 44" East a distance of 52.17 feet to a point;
2. North 36° 19' 34" East a distance of 211.48 feet to a point;
3. North 53° 11' 58" West a distance of 30.06 feet to a point;
4. North 36° 18' 40" East a distance of 20.00 feet to a point;
5. South 53° 11' 58" East a distance of 50.07 feet to a point;
6. South 36° 19' 34" East a distance of 241.29 feet to a point;
7. South 89° 20' 44" West a distance of 63.61 feet, to a point on the westerly right-of-way line of said Chesapeake & Ohio Railway and the easterly property line of said 162.738 acre tract;

Thence North 03° 32' 35" East a distance of 20.05 feet, along the westerly right-of-way line of said Chesapeake & Ohio Railway and the easterly property line of said 162.738 acre tract, to the true point of beginning;

Containing 0.149 acres, more or less, of which 0.149 acres is contained within Parcel Number 150-000030-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

04/25/24

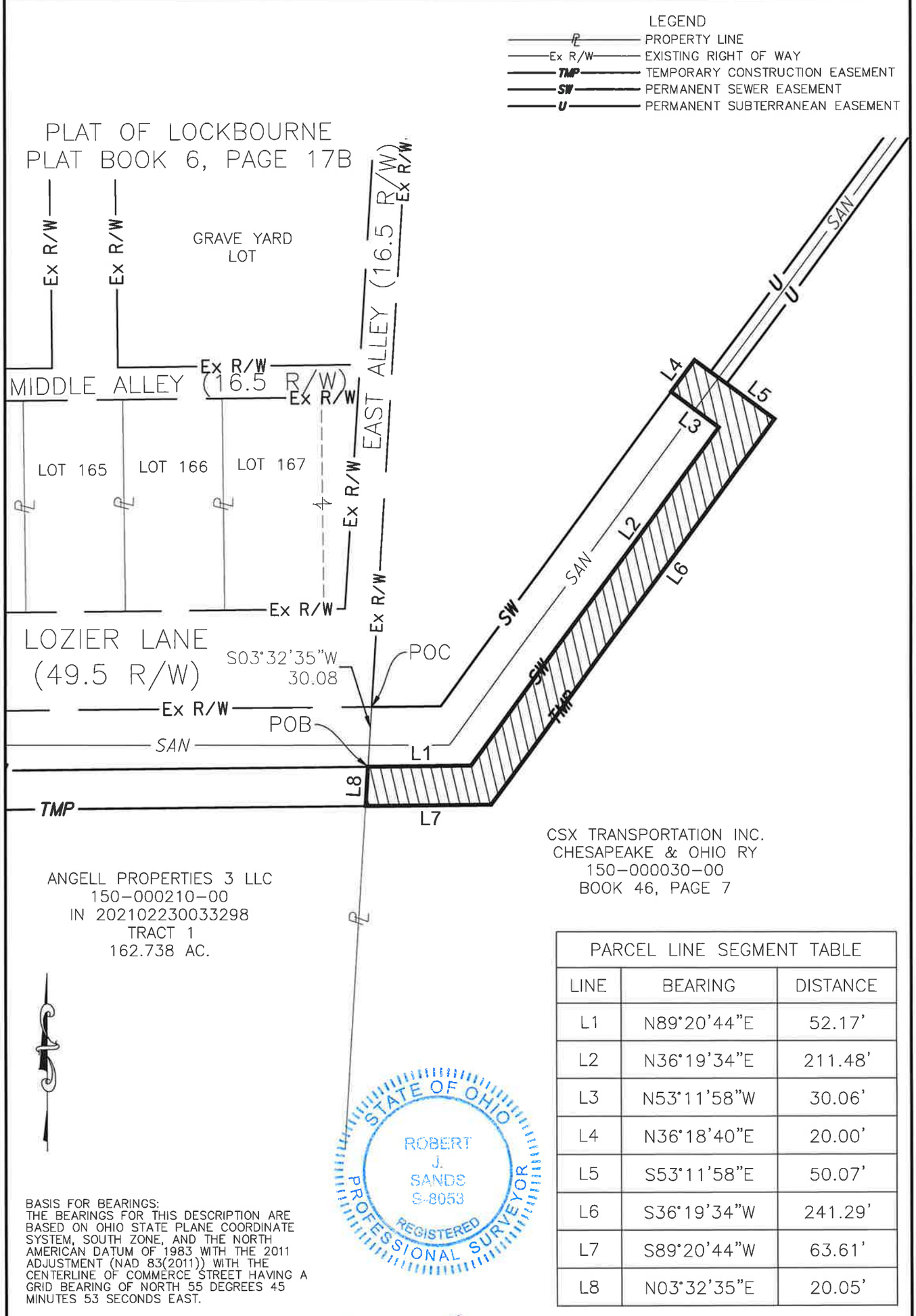
Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.149 Ac CSX Transportation Temporary Easement Legal.docx

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

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.149 ACRE
TEMPORARY CONSTRUCTION EASEMENT



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	N89°20'44"E	52.17'
L2	N36°19'34"E	211.48'
L3	N53°11'58"W	30.06'
L4	N36°18'40"E	20.00'
L5	S53°11'58"E	50.07'
L6	S36°19'34"W	241.29'
L7	S89°20'44"W	63.61'
L8	N03°32'35"E	20.05'

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED
PROFESSIONAL SURVEYOR

60 30 0 60
1" = 60'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

CSX TRANSPORTATION INC.
CHESAPEAKE & OHIO RY
0.171 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a parcel of land as conveyed to CSX Transportation INC. Chesapeake & Ohio RY by deed of record in Right-of-Way and Track Map Volume 46, Page 7 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at the intersection of the southerly right-of-way line of Lozier Lane (49.5' wide) and the easterly right-of-way line of the East Alley (16.5' wide) shown in the Plat of Lockbourne of record in Plat Book 6, Page 17B;

Thence crossing through the said right-of-way of the Chesapeake & Ohio Railway for the following five (5) courses:

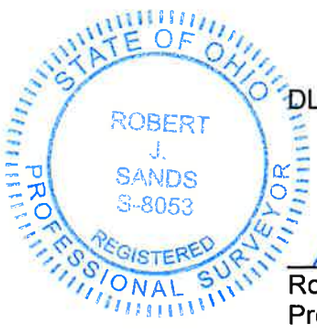
1. North 89° 20' 44" East a distance of 35.00 feet to a point;
2. North 36° 18' 40" East a distance of 196.77 feet to a point;
3. South 53° 11' 58" East a distance of 30.06 feet to a point;
4. South 36° 19' 34" West a distance of 211.48 feet to a point;
5. South 89° 20' 44" West a distance of 52.17 feet, to a point on the westerly right-of-way line of said Chesapeake & Ohio Railway and the easterly property line of a 162.738 acre tract conveyed to Angell Properties 3 LLC by deed of record in Instrument Number 202102230033298;

Thence North 03° 32' 35" East a distance of 30.08 feet, along the westerly right-of-way line of said Chesapeake & Ohio Railway and the easterly property line of said 162.738 acre tract, to the true point of beginning;

Containing 0.171 acres, more or less, of which 0.171 acres is contained within Parcel Number 150-000030-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

04/25/24

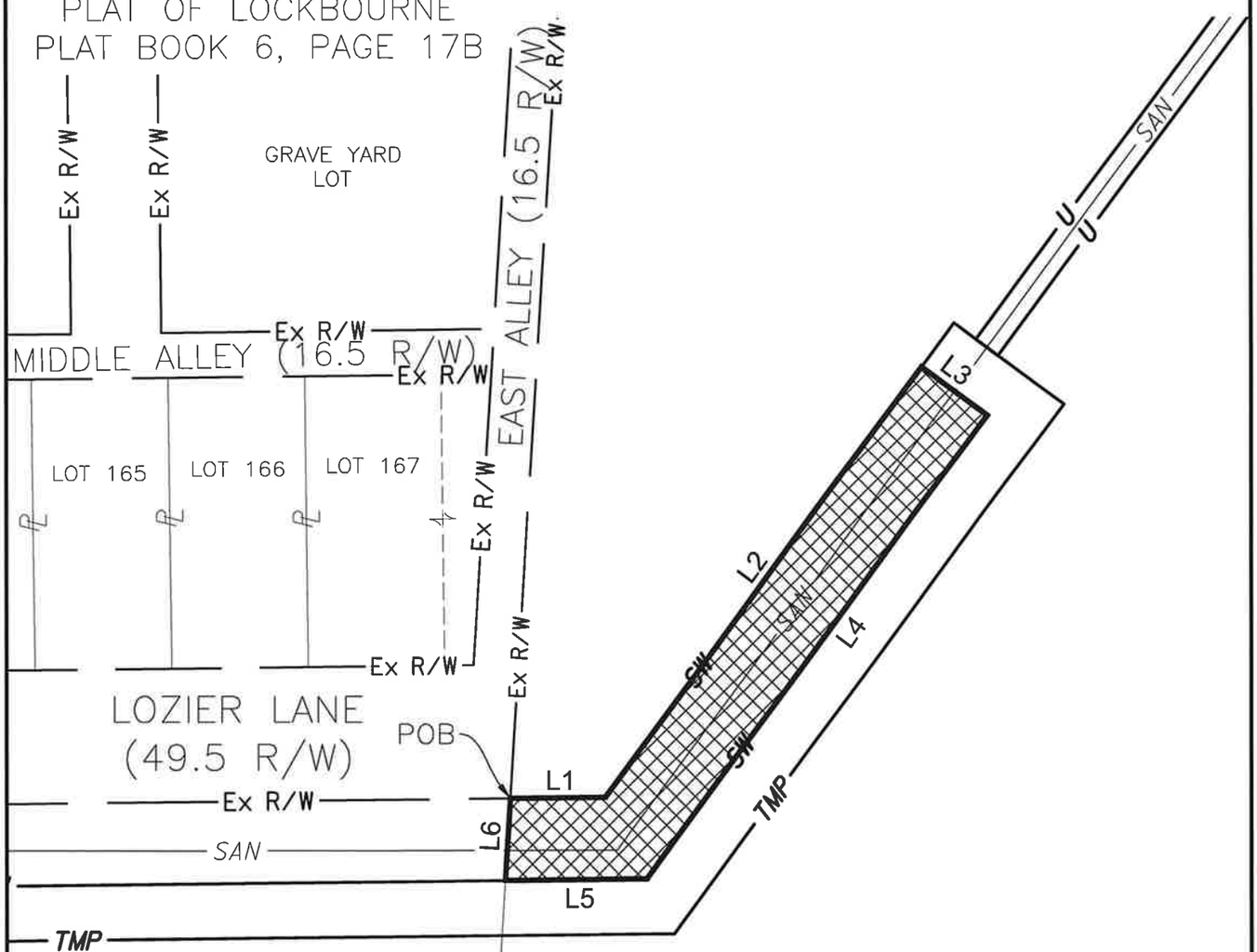
Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.171 Ac CSX Transportation Permanent Easement Legal.docx

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

BIG WALNUT SANITARY EASEMENTS
STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.171 ACRE
PERMANENT SEWER EASEMENT

LEGEND
- ℄ PROPERTY LINE
- Ex R/W EXISTING RIGHT OF WAY
- TMP TEMPORARY CONSTRUCTION EASEMENT
- SW PERMANENT SEWER EASEMENT
- U PERMANENT SUBTERRANEAN EASEMENT



ANGELL PROPERTIES 3 LLC
150-000210-00
IN 202102230033298
TRACT 1
162.738 AC.

CSX TRANSPORTATION INC.
CHESAPEAKE & OHIO RY
150-000030-00
BOOK 46, PAGE 7

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	N89°20'44"E	35.00'
L2	N36°18'40"E	196.77'
L3	S53°11'58"E	30.06'
L4	S36°19'34"W	211.48'
L5	S89°20'44"W	52.17'
L6	N03°32'35"E	30.08'

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED
PROFESSIONAL SURVEYOR

60 30 0 60
1" = 60'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

CSX TRANSPORTATION INC.
CHESAPEAKE & OHIO RY
PERMANENT SUBTERRANEAN EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a parcel of land as conveyed to CSX Transportation INC. Chesapeake & Ohio RY by deed of record in Right-of-Way and Track Map Volume 46, Page 7 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a point at the intersection of the easterly right-of-way line of said Chesapeake & Ohio Railway and the centerline of Commerce Street (66' wide);

Thence South 21° 44' 07" East a distance of 358.40 feet, along the easterly right-of-way line of said Chesapeake & Ohio Railway and the westerly property line of a 4.778 acre tract conveyed to Columbus and Southern Ohio Electric Company by deed of record in Volume 3416, Page 239 to a point of curvature;

Thence along a curve to the left with a radius of 1941.60 feet, a delta angle of 09° 24' 45", an arc length of 318.97 feet, and having a chord distance of 318.61 feet and a chord bearing South 26° 26' 30" East, continuing along the easterly right-of-way line of said Chesapeake & Ohio Railway and the westerly property line of said 4.778 acre tract, to the true point of beginning;

Thence continuing along that curve to the left with a radius of 1941.60 feet, a delta angle of 00° 19' 09", an arc length of 10.81 feet, and having a chord distance of 10.81 feet and a chord bearing South 31° 18' 27" East, continuing along the easterly right-of-way line of said Chesapeake & Ohio Railway and the westerly property line of said 4.778 acre tract to a point;

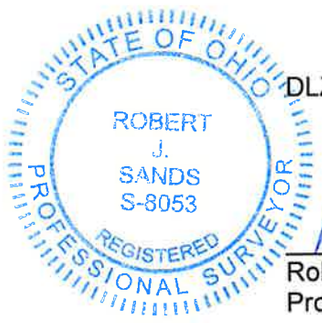
Thence crossing through the said right-of-way of the Chesapeake & Ohio Railway for the following three (3) courses:

1. South 36° 18' 56" West a distance of 318.42 feet to a point;
2. North 53° 41' 04" West a distance of 10.00 feet to a point;
3. North 36° 18' 56" East a distance of 322.54 feet to the true point of beginning;

Containing 0.074 acres, more or less, of which 0.074 acres is contained within Parcel Number 150-000030-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

04/25/24

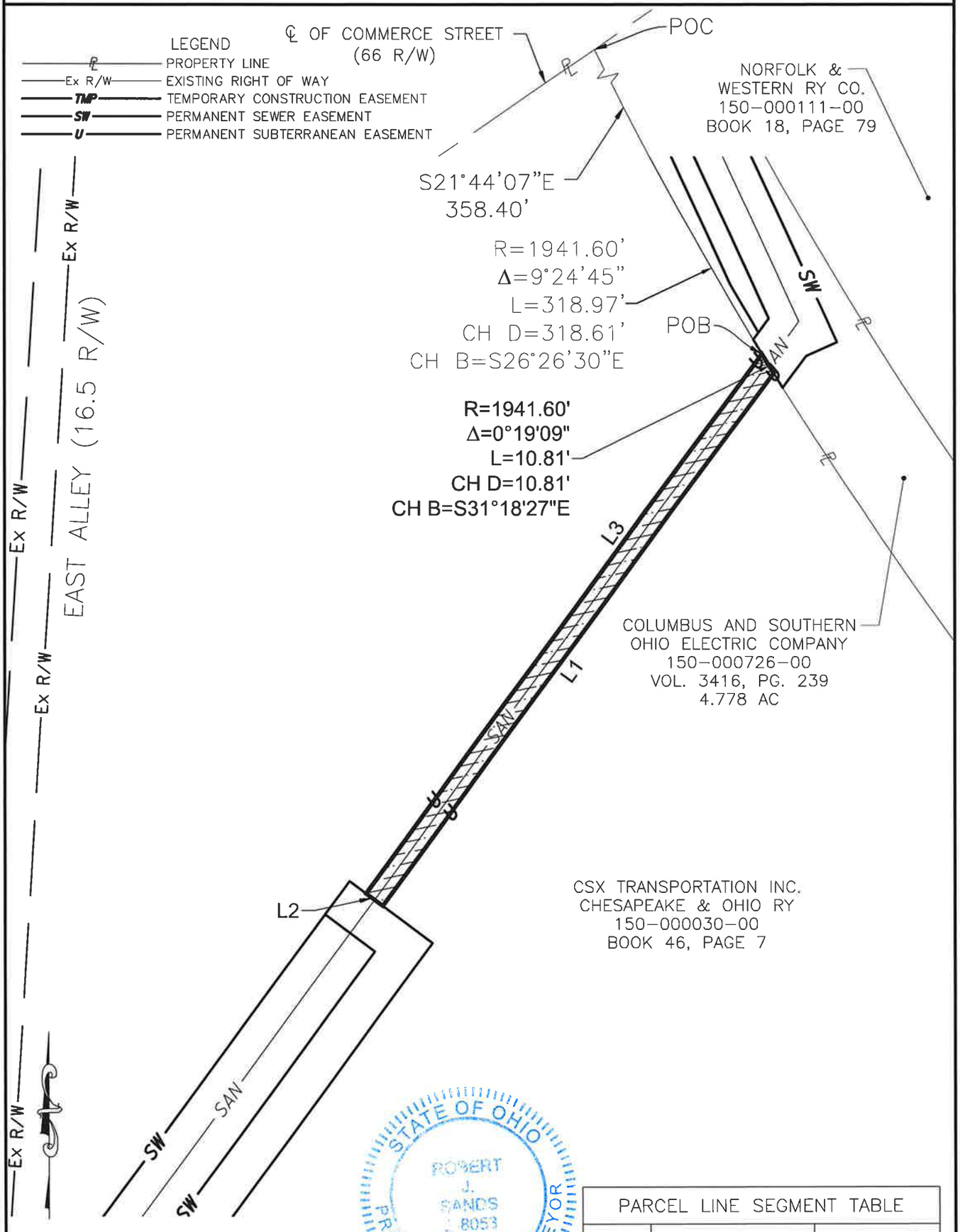
Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.074 Ac CSX Transportation Subterranean Easement Legal.docx

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

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.074 ACRE
PERMANENT SUBTERRANEAN EASEMENT



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S36°18'56"W	318.42'
L2	N53°41'04"W	10.00'
L3	N36°18'56"E	322.54'

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

STATE OF OHIO
ROBERT J. SANDS
8053
REGISTERED PROFESSIONAL SURVEYOR

60 30 0 60
1" = 60'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

DRCS RAIL SITE 7 LLC
0.472 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 12, Township 3, Range 22, Congress Lands, and lying on, over, and across a 32.329 acre tract as conveyed to DRCS Rail Site 7 LLC by deed of record in Instrument Number 202205020066768 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a point at the southwest corner of said 32.329 acre tract and on the easterly right-of-way of Vause Road (66' wide)

Thence North 03° 25' 02" East a distance of 6.48 feet, along the westerly property line of said 32.329 acre tract and the easterly right-of-way line of said Vause Road to the true point of beginning;

Thence North 03° 25' 02" East a distance of 22.98 feet, continuing along the westerly property line of said 32.329 acre tract and the easterly right-of-way line of Vause Road to a point;

Thence crossing through the said 32.329 acre tract for the following six (6) courses:

1. South 57° 04' 21" East a distance of 33.53 feet to a point;
2. South 86° 38' 26" East a distance of 1115.28 feet to a point;
3. North 48° 21' 44" East a distance of 56.79 feet to a point;
4. South 86° 38' 26" East a distance of 290.36 feet to a point;
5. North 82° 06' 38" East a distance of 94.54 feet to a point;
6. North 37° 06' 41" East a distance of 41.36 feet to a point of curvature on the easterly property line of said 32.329 acre tract and the westerly right-of-way line of Rickenbacker Parkway West (140' wide);

Thence along a curve to the right with a radius of 905.94 feet, a delta angle of 01° 46' 21", an arc length of 28.02 feet, having a chord distance of 28.02 feet and a chord bearing of South 08° 25' 26" East, along the easterly line of said 32.329 acre tract and the westerly right-of-way line of Rickenbacker Parkway West to a point;

Thence crossing through the said 32.329 acre tract for the following four (4) courses:

1. South 37° 06' 41" West a distance of 30.02 feet to a point;
2. South 82° 06' 38" West a distance of 104.79 feet to a point;
3. North 86° 38' 26" West a distance of 284.05 feet to a point;
4. South 48° 21' 44" West a distance of 37.14 feet to a point on the southerly property line of said 32.329 acre tract and the northerly line of a 41.463 acre tract conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200603220053406;

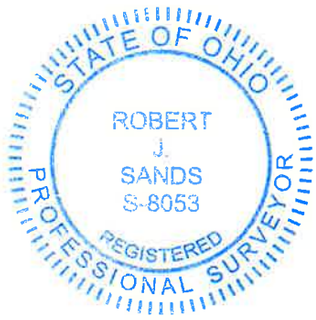
Thence North 86° 58' 44" West a distance of 1013.60 feet, along the southerly line of said 32.329 acre tract and the northerly line of said 41.463 acre tract, to a point on the southerly line of said 32.329 acre tract and the northerly line of a 241.695 acre tract conveyed to Columbus Municipal Airport Authority by deed of record in Instrument Number 200705300093032;

Thence North 57° 04' 21" West a distance of 12.99 feet, crossing through the said 32.329 acre tract, to the true point of beginning;

Containing 0.472 acres, more or less, of which 0.472 acres is contained within Parcel Number 150-002704-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

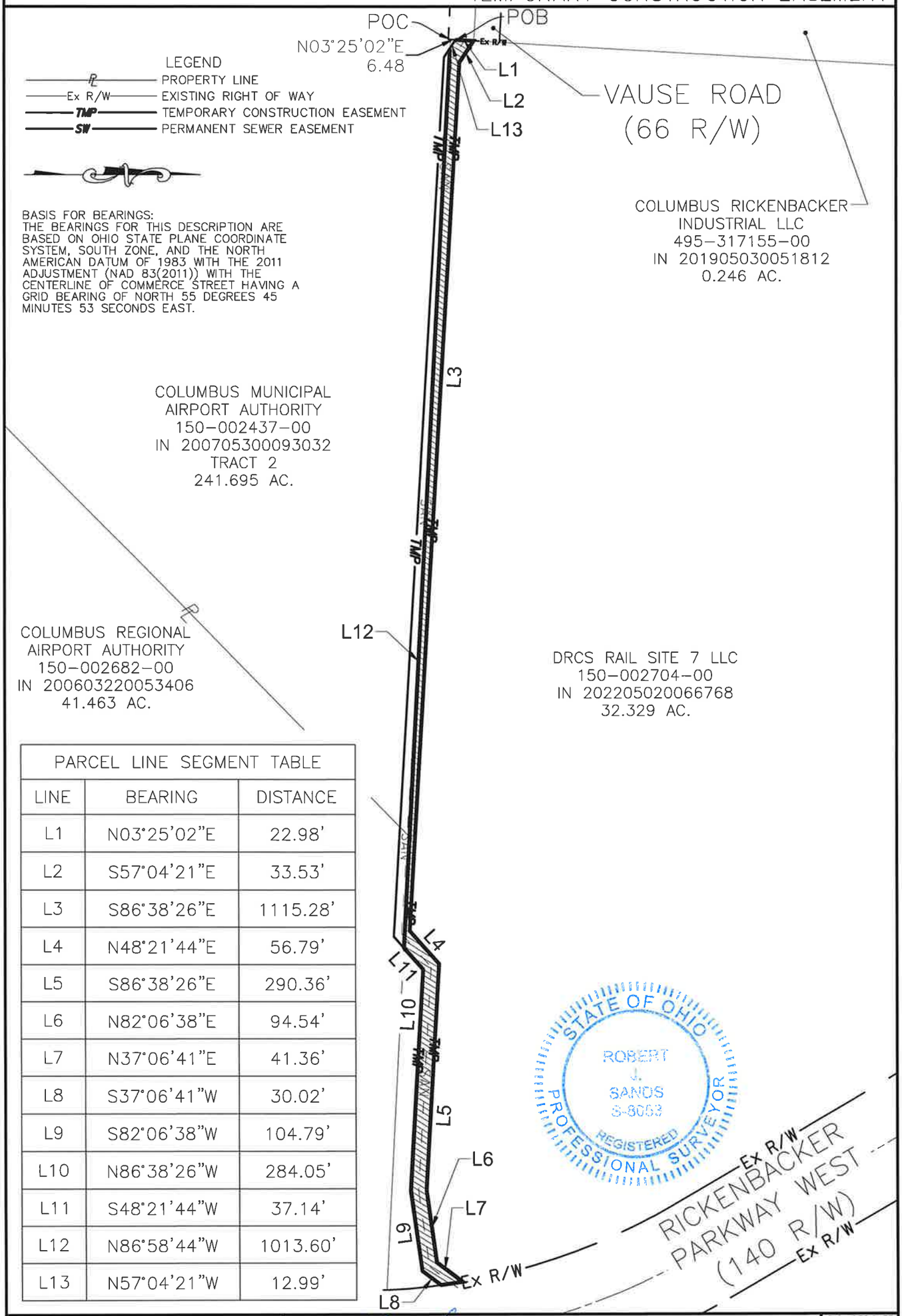
04/25/24

Robert J. Sands
Professional Surveyor No. 8053

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

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 12, T-3-N, R-22-W,
CONGRESS LANDS
0.472 ACRE
TEMPORARY CONSTRUCTION EASEMENT



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	N03°25'02"E	22.98'
L2	S57°04'21"E	33.53'
L3	S86°38'26"E	1115.28'
L4	N48°21'44"E	56.79'
L5	S86°38'26"E	290.36'
L6	N82°06'38"E	94.54'
L7	N37°06'41"E	41.36'
L8	S37°06'41"W	30.02'
L9	S82°06'38"W	104.79'
L10	N86°38'26"W	284.05'
L11	S48°21'44"W	37.14'
L12	N86°58'44"W	1013.60'
L13	N57°04'21"W	12.99'

STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED PROFESSIONAL SURVEYOR

150 75 0 150
1" = 150'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

NORFOLK & WESTERN RY CO.
0.029 ACRE PERMANENT SUBTERRANEAN SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a parcel of land as conveyed to Norfolk & Western RY Company by deed of record in Right-of-way and Track Map Volume 18, Page 79 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a Railroad Spike found at the intersection of the easterly right-of-way line of said Norfolk & Western Railway and the centerline of Commerce Street (66' wide);

Thence along a curve to the left with a radius of 1871.13 feet, a delta angle of 01° 06' 36", an arc length of 36.25 feet, and having a chord distance of 36.25 feet and a chord bearing South 09° 41' 00" East, along the easterly right-of-way line of said Norfolk & Western Railway and the westerly property line of a 241.695 acre tract conveyed to Columbus Municipal Airport Authority by deed of record in Instrument Number 200705300093032, to a point on the southerly right-of-way line of Commerce Street;

Thence South 16° 42' 41" East a distance of 68.81 feet, along the easterly right-of-way line of said Norfolk & Western Railway and the westerly property line of said 241.695 acre tract to the true point of beginning;

Thence South 16° 42' 41" East a distance of 10.44 feet, continuing along the easterly right-of-way line of said Norfolk & Western Railway and the westerly property line of said 241.695 acre tract to a point;

Thence South 55° 44' 43" West a distance of 128.09 feet, crossing through the right-of-way of said Norfolk & Western Railway, to a point of curvature on the westerly right-of-way line of said Norfolk & Western Railway and the easterly property line of a 4.778 acre tract conveyed to Columbus and Southern Ohio Electric Company by deed of record in Volume 3416 and Page 239;

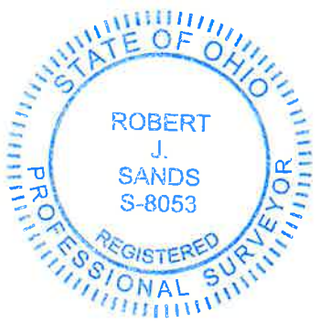
Thence along a curve to the right with a radius of 1850.62 feet, a delta angle of 00° 19' 53", an arc length of 10.70', and having a chord distance of 10.70 feet and a chord bearing North 13° 21' 28" West, along the westerly right-of-way line of said Norfolk & Western Railway and the easterly property line of said 4.778 acre tract to a point;

Thence North 55° 45' 53" East a distance of 127.42 feet, crossing through the right-of-way of said Norfolk & Western Railway, to the true point of beginning;

Containing 0.029 acres, more or less, of which 0.029 acres is contained within Parcel Number 150-000111-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

02/25/24

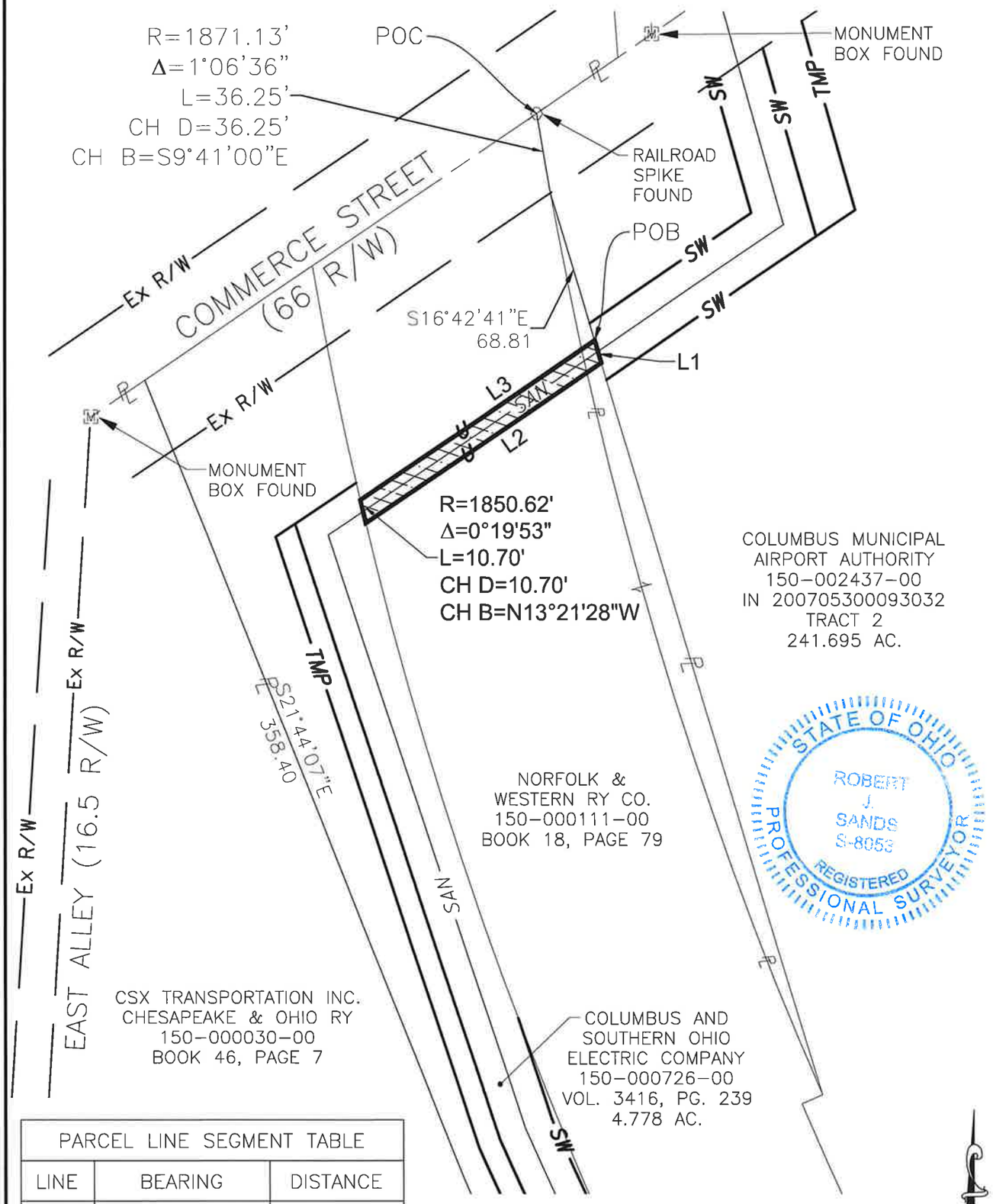
Robert J. Sands
Professional Surveyor No. 8053

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

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.029 ACRE
SUBTERRANEAN EASEMENT

LEGEND
- PROPERTY LINE
- Ex R/W — EXISTING RIGHT OF WAY
- TMP — TEMPORARY CONSTRUCTION EASEMENT
- SW — PERMANENT SEWER EASEMENT
- U — PERMANENT SUBTERRANEAN EASEMENT



STATE OF OHIO
ROBERT J. SANDS S-8053
REGISTERED PROFESSIONAL SURVEYOR

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S16°42'41"E	10.44'
L2	S55°44'43"W	128.09'
L3	N55°45'53"E	127.42'

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

60 30 0 60
1" = 60'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

RONALD G. RAINES AND NANCY RAINES
0.012 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 1.562 acre tract as conveyed to Ronald G. Raines and Nancy Raines by deed of record in Instrument Number 200403010043592 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at the easterly corner of said 1.562 acre tract and the northerly right-of-way line of Canal Road (30' wide);

Thence South 17° 10' 18" West a distance of 58.95 feet, along the northerly right-of-way line of Canal Road and through the said 1.562 acre tract, to a point;

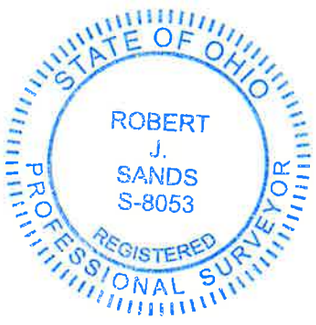
Thence North 15° 41' 28" West a distance of 31.59 feet, crossing through the said 1.562 acre tract, to a point on the easterly property line of said 1.562 acre tract and the southerly line of the Ohio and Erie Canal;

Thence North 45° 02' 23" East a distance of 36.67 feet, along the easterly property line of said 1.562 acre tract and the southerly line of the Ohio and Erie Canal, to the true point of beginning;

Containing 0.012 acres, more or less, of which 0.012 acres is contained within Parcel Number 150-000737-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

04/25/24

Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.012 Ac Ronald G Raines Permanent Easement Legal.docx

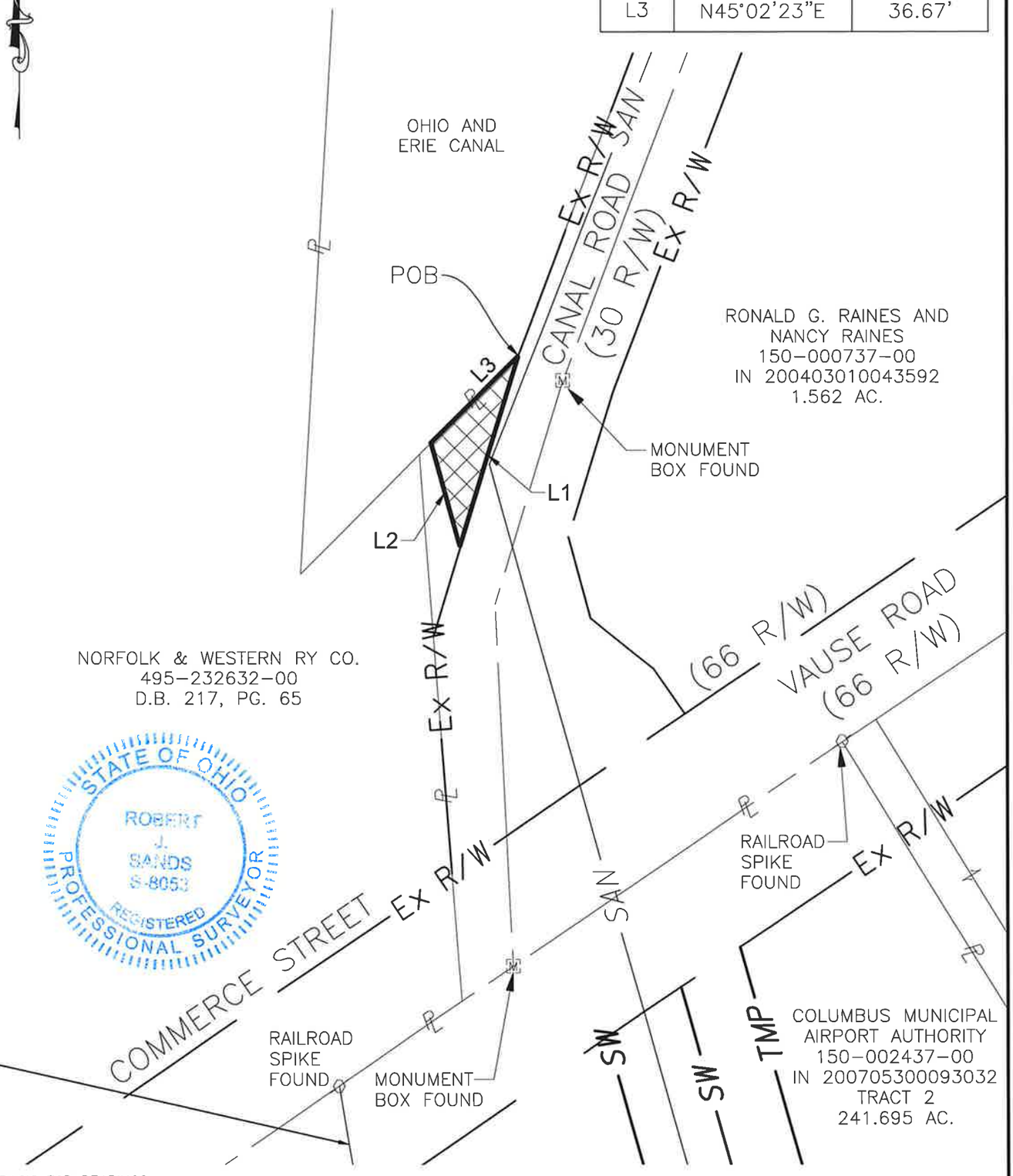
DLZ
6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.012 ACRE
PERMANENT SEWER EASEMENT

LEGEND
- PL — PROPERTY LINE
- Ex R/W — EXISTING RIGHT OF WAY
- TMP — TEMPORARY CONSTRUCTION EASEMENT
- SW — PERMANENT SEWER EASEMENT

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S17°10'18"W	58.95'
L2	N15°41'28"W	31.59'
L3	N45°02'23"E	36.67'



STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED
PROFESSIONAL SURVEYOR

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

40 20 0 40
1" = 40'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

COLUMBUS REGIONAL AIRPORT AUTHORITY
25' PERMANENT SANITARY SEWER EASEMENT
0.006 ACRE

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3 North, Range 22 West, Congress Lands, and lying on, over, and across a 161.056 acre tract as conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200701090004915 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at Franklin County Geodetic Survey Monument 5171 on the centerline of Canal Road (30' wide);

Thence North 20°50'12" East a distance of 262.17 feet along said centerline to a point on the northerly line of that 1.076 acre tract conveyed to Ronnie G. Raines and Nancy Raines by deed of record in Deed Book 3689, Page 609 and being on the line common to said 161.056 acre tract;

Thence South 86° 19'50" East a distance of 13.07 feet crossing the right of way of Canal Road to a point on the existing easterly right of way line of Canal Road;

Thence North 20° 53'07" East a distance of 16.62 feet along the easterly right of way line of Canal Road to the True Point of Beginning;

Thence North 20°53'07" East a distance of 27.26 feet continuing with the easterly right of way line of Canal Road to a point;

Thence North 82°35'19" East a distance of 11.58 feet to a point on the westerly line of an existing Sanitary Sewer Easement of record in Instrument Number 201108170102523;

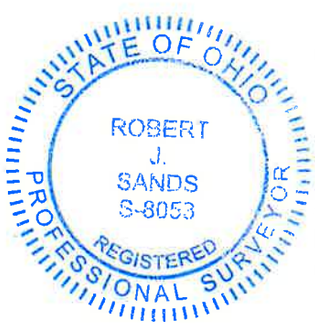
Thence South 20°53'03" West a distance of 27.26 feet along the westerly line of said Sanitary Sewer Easement and across said 161.056 acre tract to a point;

Thence South 82°35'19" West a distance of 11.58 feet crossing said 161.056 acre tract the True Point of Beginning.

Containing 0.006 acres, more or less, of which 0.006 acres is contained within Parcel Number 150-000213-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Canal Road having a Grid bearing of North 20° 50' 12" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor Number 8053.



DLZ Ohio, Inc.

09/10/24

Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.0067 Ac CRAA Permanent Easement Legal.docx

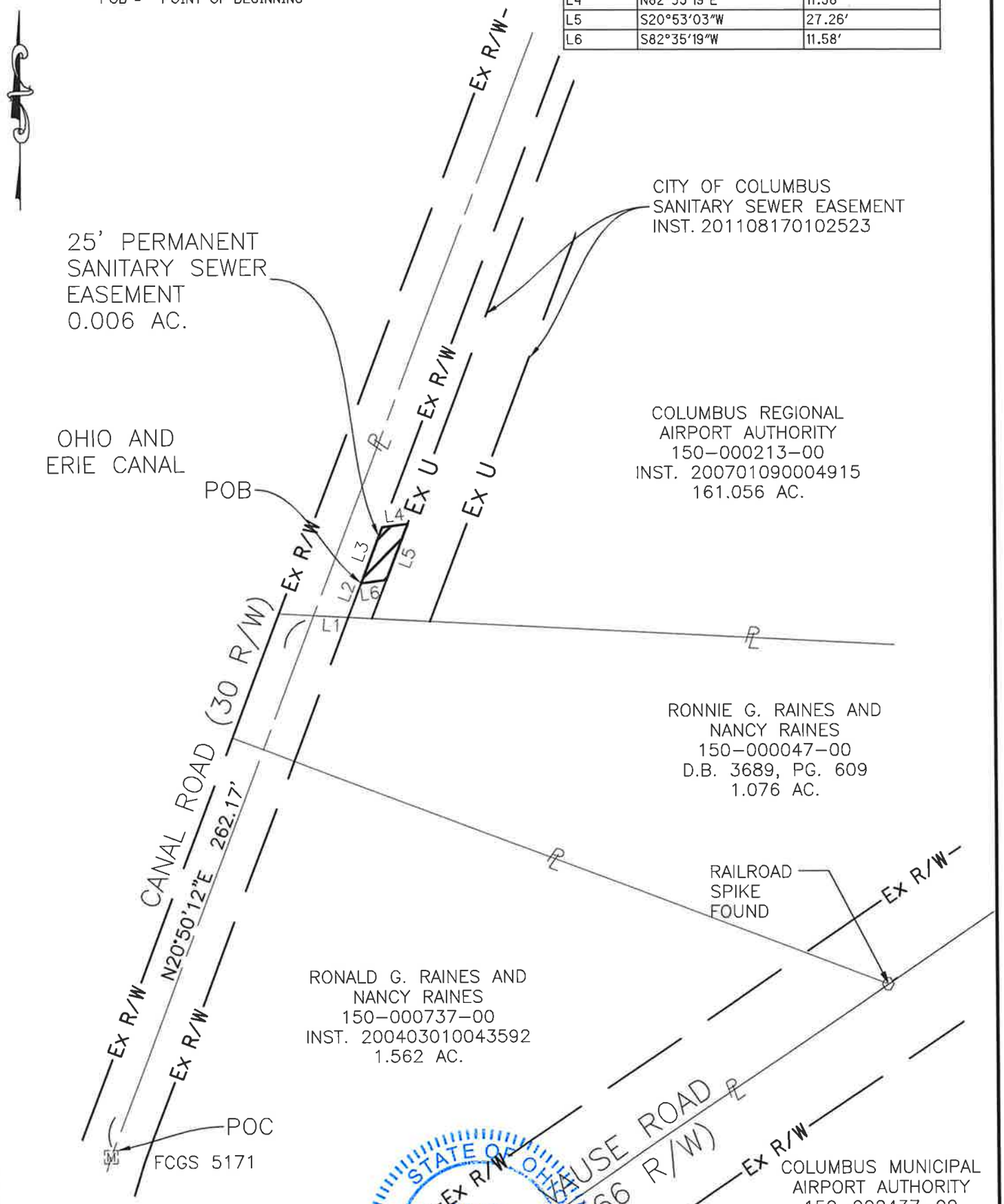
DLZ
6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.006 ACRE
25' PERMANENT SANITARY SEWER EASEMENT

LEGEND
℄ PROPERTY LINE
Ex R/W EXISTING RIGHT OF WAY
Ex U PERMANENT SEWER EASEMENT
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	S86°19'50"E	13.07'
L2	N20°53'07"E	16.62'
L3	N20°53'07"E	27.26'
L4	N82°35'19"E	11.58'
L5	S20°53'03"W	27.26'
L6	S82°35'19"W	11.58'



BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF CANAL ROAD HAVING A GRID BEARING OF NORTH 20 DEGREES 50 MINUTES 12 SECONDS EAST.

STATE OF OHIO
ROBERT J. SANDS S-8053
REGISTERED PROFESSIONAL SURVEYOR

60 30 0 60
1" = 60'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 09/10/24

R/W DESIGNER DDC
R/W REVIEWER RJS

COLUMBUS REGIONAL AIRPORT AUTHORITY
0.044 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 12, Township 3, Range 22, Congress Lands, and lying on, over, and across a 41.463 acre tract as conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200603220053406 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at the northwest corner of the said 41.463 acre tract and the northeast corner of a 241.695 acre tract as conveyed to Columbus Municipal Airport Authority by deed of record in Instrument Number 200705300093032;

Thence South 86° 56' 40" East a distance of 141.77 feet, along the northerly property line of said 41.463 acre tract and the southerly property line of a 32.329 acre tract as conveyed to DRCS Rail Site 7 LLC by deed of record in Instrument Number 202205020066768, to a point;

Thence South 48° 21' 44" West a distance of 19.65 feet, crossing through the said 41.463 acre tract, to a point;

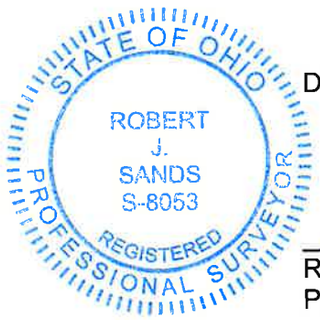
Thence North 86° 38' 26" West a distance of 139.80 feet continuing through said 41.463 acre tract, to a point on the westerly line of said 41.463 acre tract and the easterly line of said 241.695 acre tract;

Thence North 45° 35' 32" East a distance of 17.75 feet, along the westerly line of said 41.463 acre tract and the easterly line of said 241.695 acre tract, to the true point of beginning;

Containing 0.044 acres, more or less, of which 0.044 acres is contained within Parcel Number 150-002682-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

04/25/24

Robert J. Sands
Professional Surveyor No. 8053

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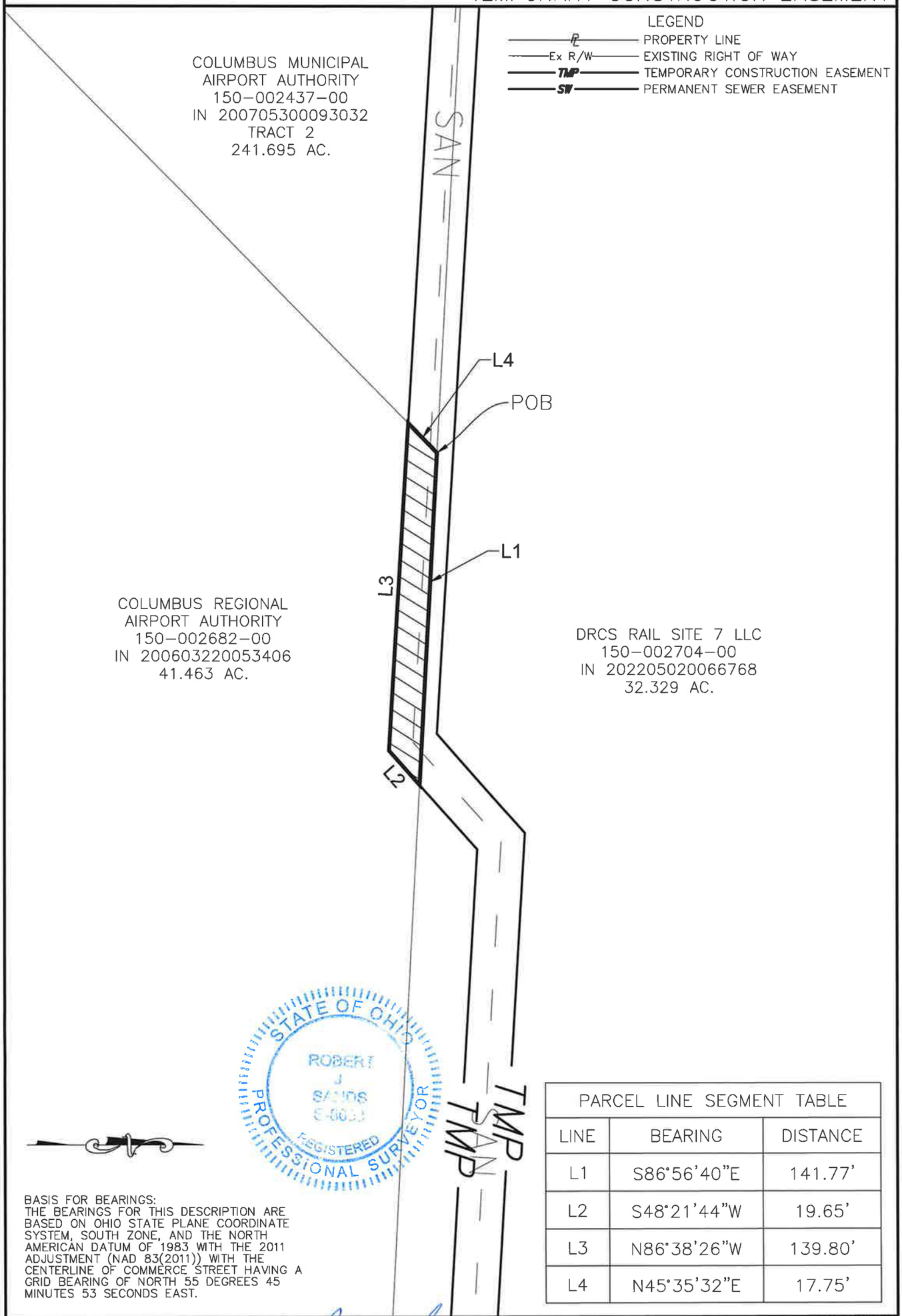
DLZ
6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

BIG WALNUT SANITARY EASEMENTS
STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 12, T-3-N, R-22-W,
CONGRESS LANDS
0.044 ACRE
TEMPORARY CONSTRUCTION EASEMENT



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S86°56'40"E	141.77'
L2	S48°21'44"W	19.65'
L3	N86°38'26"W	139.80'
L4	N45°35'32"E	17.75'

STATE OF OHIO
ROBERT J SANDS
S-8053
REGISTERED PROFESSIONAL SURVEYOR

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

50 25 0 50
1" = 50'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/23/24

R/W DESIGNER DDC
R/W REVIEWER RJS

COLUMBUS REGIONAL AIRPORT AUTHORITY
0.192 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3 North, Range 22 West, Congress Lands, and lying on, over, and across a 161.056 acre tract as conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200701090004915 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at Frankin County Geodetic Survey Monument 5016 located at an angle point in the centerline of Vause Road (66' wide) and being on the northeasterly corner of that 1.076 acre tract conveyed to Ronnie G. Raines and Nancy Raines by deed of record in Deed Book 3689, Page 609;

Thence North 86°58'49" West a distance of 54.51 feet along the line common to said 161.056 and 1.076 acre tracts and crossing the right of way of Vause Road to a point on the northerly right of way of Vause Road;

Thence North 55°45'53" East a distance of 6.90 feet along the northerly right of way of Vause Road to the True Point of Beginning;

Thence the following courses and distances across said 161.056 acre tract;

North 86°12'01" West a distance of 247.20 feet to a point;

North 83°09'56" West a distance of 90.31 feet to a point;

South 32°20'45" West a distance of 15.50 feet to a point on the northerly line of said 1.076 acre tract;

Thence North 86°58'29" West a distance of 23.73 feet along the line common to said 161.056 and 1.076 acre tracts to a point on the easterly line of an existing Sanitary Sewer Easement of record in Instrument Number 201108170102523;

Thence North 20°53'03" East a distance of 60.15 feet along the said easterly line of the Sanitary Sewer Easement to a point;

Thence the following courses and distances across said 161.056 acre tract;

South 58°42'30" East a distance of 32.65 feet to a point;

South 32°20'45" West a distance of 10.26 feet to a point;

South 83°09'56" East a distance of 80.24 feet to a point;

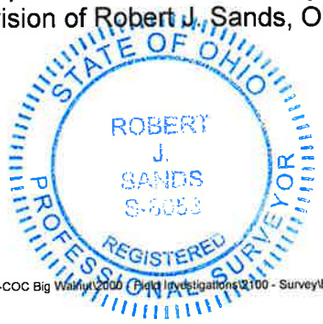
South 86°12'01" East a distance of 272.23 feet to a point on the northerly right of way line of Vause Road;

Thence South 55°45'53" West a distance of 32.46 feet to the True Point of Beginning;

Containing 0.192 acres, more or less, of which 0.192 acres is contained within Parcel Number 150-000213-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor Number 8053.



DLZ Ohio, Inc.

09/10/24

Robert J. Sands
Professional Surveyor No. 8053

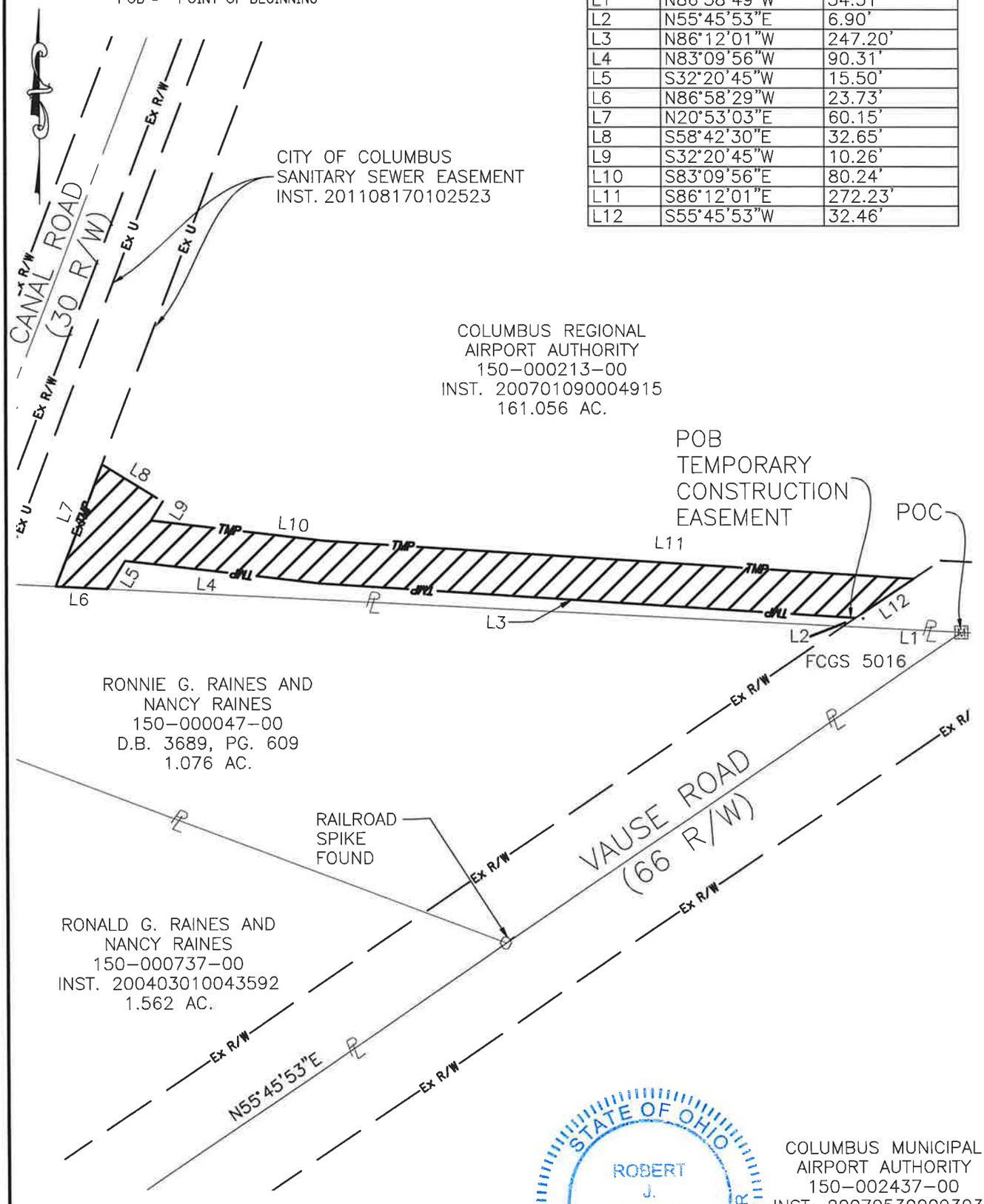
DLZ
6121 Huntley Road - Columbus, Ohio 43229-1003
Ph.: (614) 888-0040 Fax: (614) 848-6712

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.192 ACRE
TEMPORARY CONSTRUCTION EASEMENT

LEGEND
℄ PROPERTY LINE
Ex R/W EXISTING RIGHT OF WAY
TMP TMP TEMPORARY CONSTRUCTION EASEMENT
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING

LINE	BEARING	DISTANCE
L1	N86°58'49"W	54.51'
L2	N55°45'53"E	6.90'
L3	N86°12'01"W	247.20'
L4	N83°09'56"W	90.31'
L5	S32°20'45"W	15.50'
L6	N86°58'29"W	23.73'
L7	N20°53'03"E	60.15'
L8	S58°42'30"E	32.65'
L9	S32°20'45"W	10.26'
L10	S83°09'56"E	80.24'
L11	S86°12'01"E	272.23'
L12	S55°45'53"W	32.46'



BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF VAUSE ROAD HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED
PROFESSIONAL SURVEYOR

60 30 0 60
1" = 60'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 09/10/24

R/W DESIGNER DDC
R/W REVIEWER RJS

COLUMBUS MUNICIPAL AIRPORT AUTHORITY
0.040 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 241.695 acre tract as conveyed to Columbus Municipal Airport Authority by deed of record in Instrument Number 200705300093032 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a Railroad Spike found at the northwest corner of said 241.695 acre tract and on the centerline of Vause Road (66' wide);

Thence South 31° 22' 23" East a distance of 33.04 feet, along the northwesterly property line of said 241.695 acre tract and the easterly property line of a 0.028 acre tract conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200612260254734, to a point on the southerly right-of-way line of Vause Road;

Thence South 55° 45' 53" West a distance of 57.38 feet, along the southerly right-of-way line of Vause Road and through the 241.695 acre tract to the true point of beginning;

Thence crossing through the said 241.695 acre tract for the following three (3) courses:

1. South 15° 41' 28" East a distance of 87.66 feet to a point;
2. South 55° 45' 53" West a distance of 21.10 feet to a point;
3. North 15° 41' 28" West a distance of 87.66 feet, to a point on the southerly right-of-way line of Vause Road;

Thence North 55° 45' 53" East a distance of 21.10 feet, along the southerly right-of-way line of Vause Road to the true point of beginning;

Containing 0.040 acres, more or less, of which 0.040 acres is contained within Parcel Number 150-002437-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.

STATE OF OHIO
ROBERT
J.
SANDS
S-8053
REGISTERED
PROFESSIONAL SURVEYOR

DLZ Ohio, Inc.

04/25/24

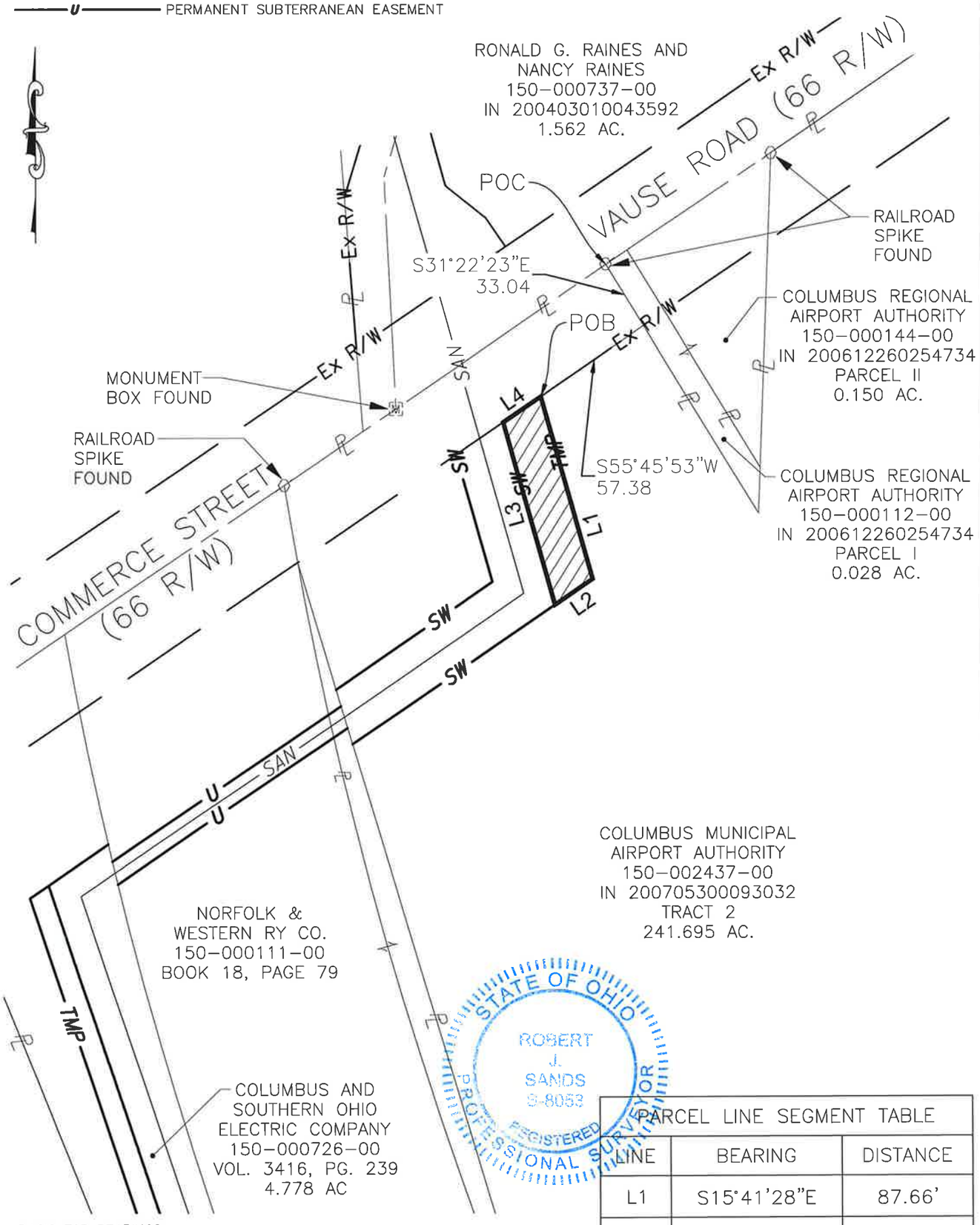
Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.040 Ac CMAA Temporary Easement Legal.docx

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

BIG WALNUT SANITARY EASEMENTS
STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.040 ACRE
TEMPORARY CONSTRUCTION EASEMENT

LEGEND
- PROPERTY LINE
- Ex R/W — EXISTING RIGHT OF WAY
- TMP — TEMPORARY CONSTRUCTION EASEMENT
- SW — PERMANENT SEWER EASEMENT
- U — PERMANENT SUBTERRANEAN EASEMENT



STATE OF OHIO
ROBERT J. SANDS
S-8063
REGISTERED PROFESSIONAL SURVEYOR

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S15°41'28"E	87.66'
L2	S55°45'53"W	21.10'
L3	N15°41'28"W	87.66'
L4	N55°45'53"E	21.10'

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

60 30 0 60
1" = 60'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8063 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

COLUMBUS MUNICIPAL AIRPORT AUTHORITY
0.233 ACRE TEMPORARY CONSTRUCTION EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 12, Township 3, Range 22, Congress Lands, and lying on, over, and across a 241.695 acre tract as conveyed to Columbus Municipal Airport Authority by deed of record in Instrument Number 200705300093032 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Beginning at the northeast corner of the said 241.695 acre tract and the northwest corner of a 41.463 acre tract as conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200603220053406;

Thence South 45° 35' 32" West a distance of 17.75 feet, along the easterly property line of said 241.695 acre tract and the westerly property line of said 41.463 acre tract to a point;

Thence North 86° 38' 26" West a distance of 989.04 feet, crossing through the said 241.695 acre tract to a point;

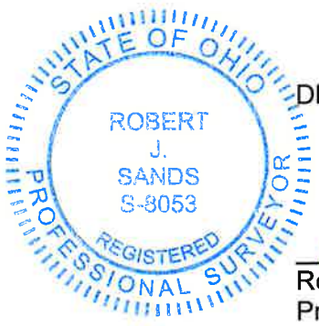
Thence North 57° 04' 21" West a distance of 14.50 feet, continuing through the said 241.695 acre tract, to a point on the northerly property line of said 241.695 acre tract and the southerly property line of the 32.329 acre tract as conveyed to DRCS Rail Site 7 LLC by deed of record in Instrument Number 202205020066768;

Thence South 86° 38' 26" East a distance of 1122.06 feet, along the northerly line of said 241.695 acre tract and the southerly line of said 32.329 acre tract, to the true point of beginning;

Containing 0.233 acres, more or less, of which 0.233 acres is contained within Parcel Number 150-002437-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

04/25/24

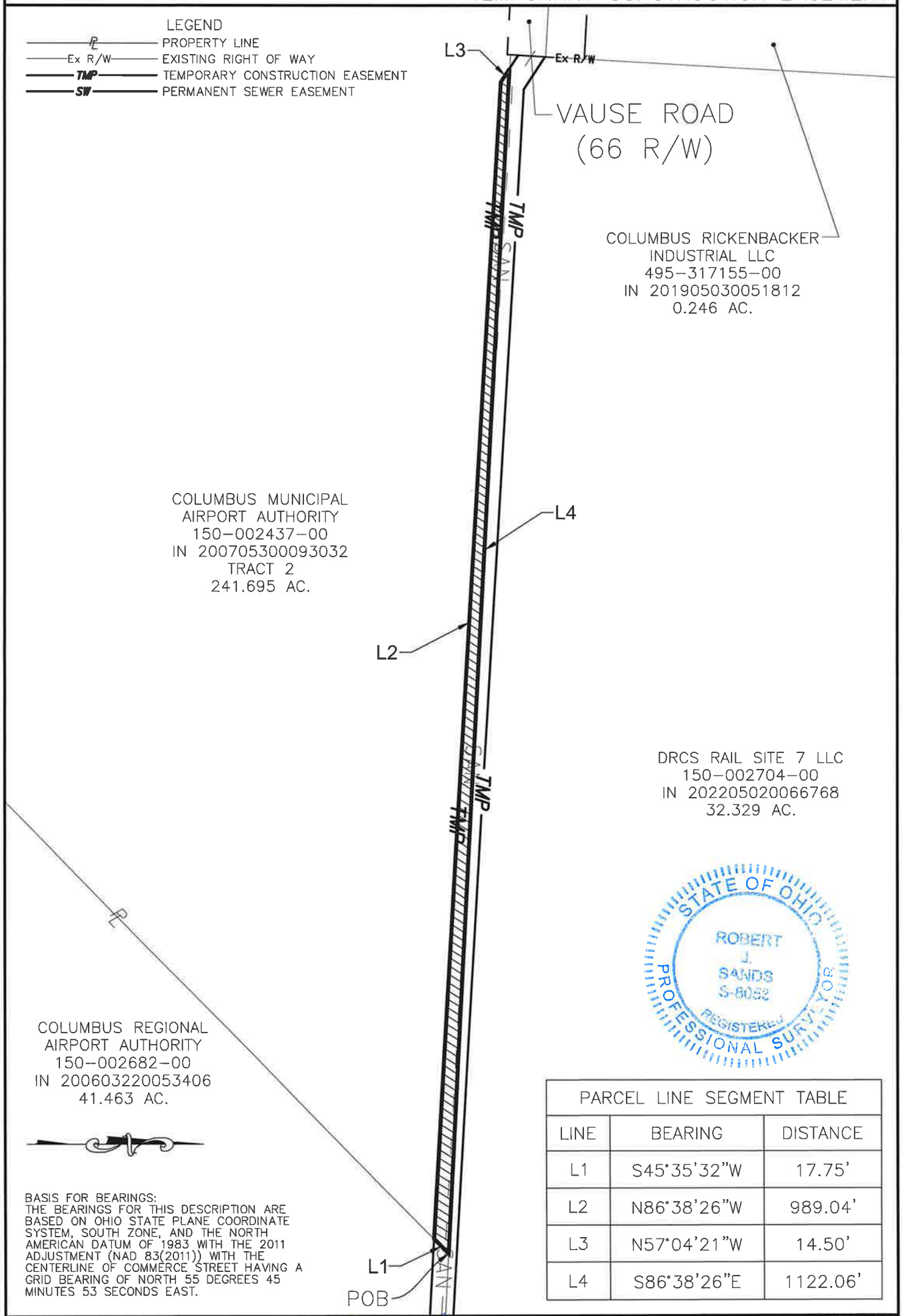
Robert J. Sands
Professional Surveyor No. 8053

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

BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 12, T-3-N, R-22-W,
CONGRESS LANDS
0.233 ACRE
TEMPORARY CONSTRUCTION EASEMENT

LEGEND
- ℄ PROPERTY LINE
- Ex R/W EXISTING RIGHT OF WAY
- TMP TEMPORARY CONSTRUCTION EASEMENT
- SW PERMANENT SEWER EASEMENT



STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED PROFESSIONAL SURVEYOR

PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S45°35'32"W	17.75'
L2	N86°38'26"W	989.04'
L3	N57°04'21"W	14.50'
L4	S86°38'26"E	1122.06'

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

100 50 0 100
1" = 100'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS

COLUMBUS MUNICIPAL AIRPORT AUTHORITY
0.100 ACRE PERMANENT SEWER EASEMENT

Situated in the State of Ohio, Franklin County, Hamilton Township, and being part of Section 11, Township 3, Range 22, Congress Lands, and lying on, over, and across a 241.695 acre tract as conveyed to Columbus Municipal Airport Authority by deed of record in Instrument Number 200705300093032 (all records herein are from the Recorder's Office, Franklin County, Ohio) and being further described as follows:

Commencing at a Railroad Spike found at the northwest corner of said 241.695 acre tract and on the centerline of Vause Road (66' wide);

Thence South 31° 22' 23" East a distance of 33.04 feet, along the northwesterly property line of said 241.695 acre tract and the easterly property line of a 0.028 acre tract conveyed to Columbus Regional Airport Authority by deed of record in Instrument Number 200612260254734, to a point on the southerly right-of-way line of Vause Road;

Thence South 55° 45' 53" West a distance of 78.47 feet, along the southerly right-of-way line of Vause Road and through the 241.695 acre tract to the true point of beginning;

Thence South 15° 41' 28" East a distance of 87.66 feet, crossing through the said 241.695 acre tract to a point;

Thence South 55° 45' 53" West a distance of 113.42 feet, continuing through the said 241.695 acre tract, to a point on the westerly property line of said 241.695 acre tract and the easterly right-of-way line of the Norfolk & Western RY Company by deed of record in Right-of-way and Track Map Volume 18, Page 79;

Thence North 16° 42' 41" West a distance of 26.22 feet, along the westerly line of said 241.695 acre tract and the easterly right-of-way line of said Norfolk & Western Railway to a point;

Thence North 55° 45' 53" East a distance of 87.55 feet, crossing through the said 241.695 acre tract to a point;

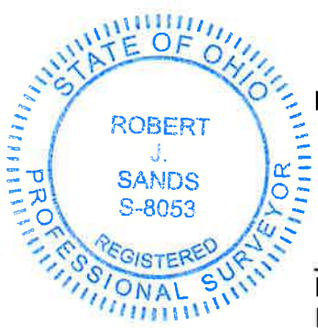
Thence North 15° 41' 04" West a distance of 61.30 feet, continuing through the said 241.695 acre tract, to a point on the southerly right-of-way line of Vause Road;

Thence North 55° 45' 53" East a distance of 26.36 feet, along the southerly right-of-way line of Vause Road, to the true point of beginning;

Containing 0.100 acres, more or less, of which 0.100 acres is contained within Parcel Number 150-002437-00, and being subject to any easements, restrictions, and rights-of-way of record.

The Bearings for this description are based on Ohio State Plane Coordinate System, South Zone, and the North American Datum of 1983 with the 2011 adjustment (NAD 83(2011)) with the centerline of Commerce Street having a Grid bearing of North 55° 45' 53" East.

The above description is based on a survey conducted by DLZ Ohio, Inc. in January 2021 under the direct supervision of Robert J. Sands, Ohio Registered Professional Surveyor number 8053.



DLZ Ohio, Inc.

04/25/24

Robert J. Sands
Professional Surveyor No. 8053

X:\Projects\2020\2021\600200 HDR-COC Big Walnut\2000 - Field Investigations\2100 - Survey\Easement Exhibits and Legals\0.100 Ac CMAA Permanent Easement Legal.docx

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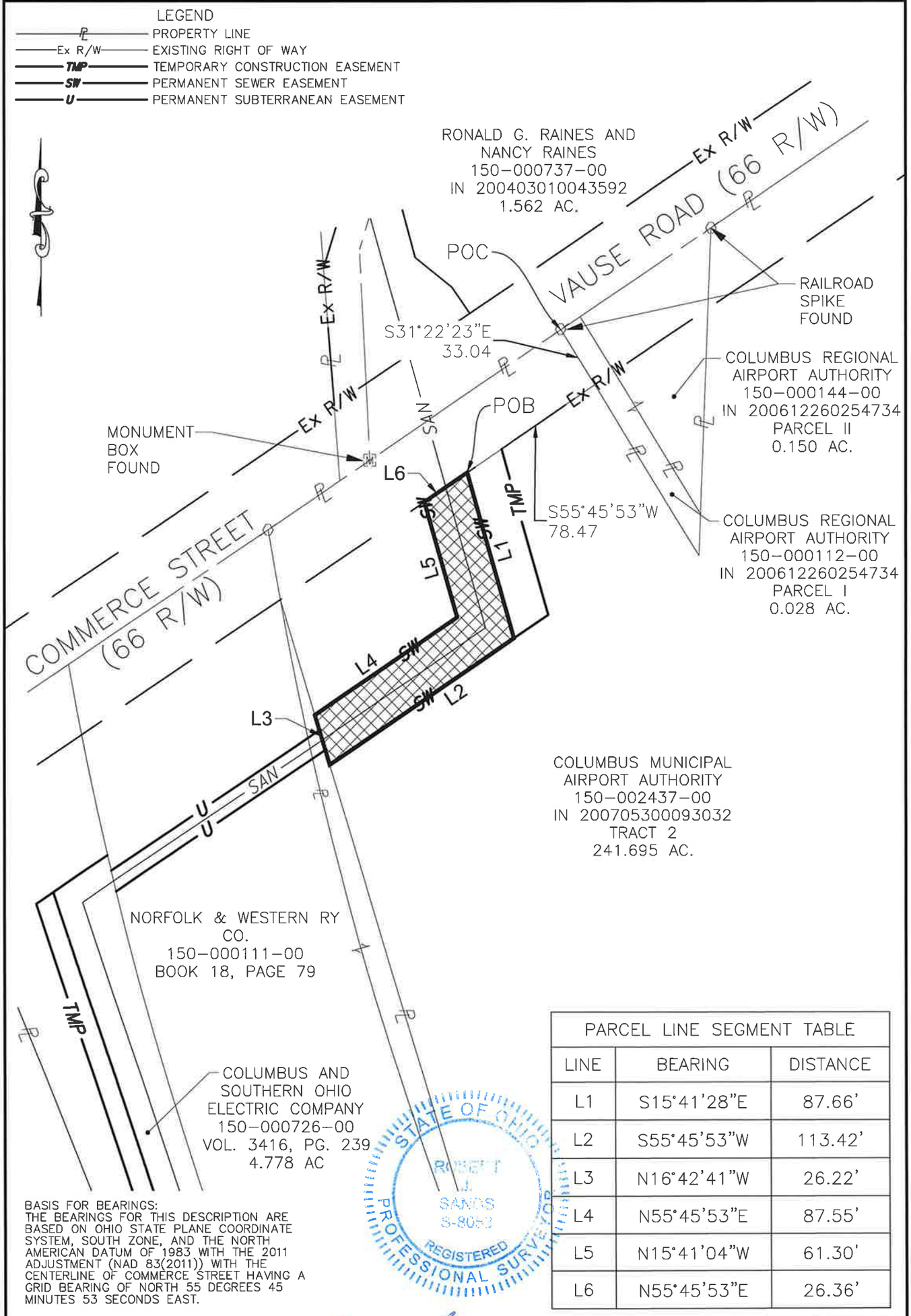
BIG WALNUT SANITARY EASEMENTS

STATE OF OHIO, FRANKLIN COUNTY,
HAMILTON TOWNSHIP,
SECTION 11, T-3-N, R-22-W,
CONGRESS LANDS
0.100 ACRE
PERMANENT SEWER EASEMENT



PARCEL LINE SEGMENT TABLE		
LINE	BEARING	DISTANCE
L1	S15°41'28"E	87.66'
L2	S55°45'53"W	113.42'
L3	N16°42'41"W	26.22'
L4	N55°45'53"E	87.55'
L5	N15°41'04"W	61.30'
L6	N55°45'53"E	26.36'

BASIS FOR BEARINGS:
THE BEARINGS FOR THIS DESCRIPTION ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, AND THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT (NAD 83(2011)) WITH THE CENTERLINE OF COMMERCE STREET HAVING A GRID BEARING OF NORTH 55 DEGREES 45 MINUTES 53 SECONDS EAST.

STATE OF OHIO
ROBERT J. SANDS
S-8053
REGISTERED
PROFESSIONAL SURVEYOR

60 30 0 60
1" = 60'

ROBERT J. SANDS, OHIO REGISTERED PROFESSIONAL SURVEYOR, S-8053 DATE: 04/25/24

R/W DESIGNER DDC
R/W REVIEWER RJS