

0.099 Ac. Sanitary Easement Vacation Exhibit

City of Columbus, Franklin County, Ohio
Virginia Military Survey No. 7065

Franklin County Commissioners
D.B. 3136 Pg. 305
0.848 Ac.

Renner Road (Varies)

City of Columbus, Ohio
I.N. 200011080227067
0.171 Ac.

Franklin County Commissioners
D.B. 3052 Pg. 314
3.141 Ac.

Parcel Plat of 12.716 Acre Tract
M.R. 62, Pg. 339

0.099 Ac.

N78°05'51"E 251.95'
S78°05'51"W 255.31'

Ryland Park LLC
3.180 Ac.
I.N. 201609200127057

Trabue Subdivision
Plat Book 51, Pg. 23

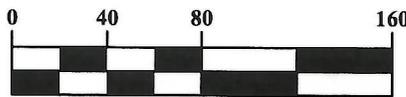
Ex. Sanitary Easement
I.N. 200011090228415

City of Columbus, Ohio
I.N. 200011080227067 ~ 0.444 Ac.

Trabue Road (60' R/W)
Public

Hilliard Rome
Road East

GRAPHIC SCALE



1 inch = 80 feet

Legend

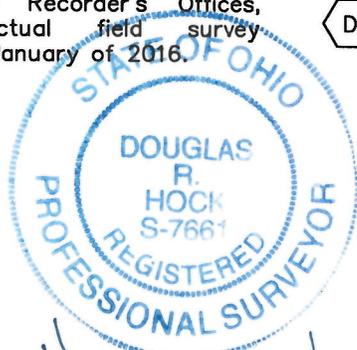
To Be Vacated Portion of Easement

Bearings are based on the Ohio State Plane Coordinate System South Zone, NAD83, NSRS 2007. A bearing of N78°05'51"E was established by GPS for the southerly right-of-way line for Renner Road.

This survey is based on existing records of the Franklin County Auditor's and Recorder's Offices, and an actual field survey performed in January of 2016.

- A** Johnston-Banks Partnership
I.N. 200402200036474
1.369 Ac.
- B** Columbia Gas Transmission Corp.
D.B. 1866, Pg. 109
0.234 Ac.
- C** Columbia Gas Transmission Corp.
D.B. 3176, Pg. 194
0.154 Ac.
- D** Shubb, LLC
I.N. 201411050147238
1.087 Ac.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N78°05'51"E	6.75'
L2	S18°45'51"E	10.42'
L3	S18°45'51"E	28.13'
L4	S11°54'09"E	15.00'
L5	N11°54'09"W	173.88'



[Signature] 10/24/17

Douglas R. Hock, P.S. 7661

Date:

DRAWN BY: BCK JOB NO.: 15-0089-65
DATE: 10/24/17 CHECKED BY:

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
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Z:\15-0089-65\DWG\PRODUCTION DRAWINGS\SURVEY\15-0089-65 sanitary ease vacation (rev 10-19-17).dwg layout1 Oct 24, 2017 - 3:45:52pm bkarsbner

Sanitary Easement Vacation Description
~ 0.099 Acres ~
North of Trabue Road
West of Hilliard Rome Road East
-1-

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 7065, being 0.099 acre out of a 3.180 acre tract of land conveyed to Ryland Park LLC of record in Instrument Number 201609200127057, said 3.180 acre tract being part of Lots 1-5 of a Parcel Plat of a 12.716 acre tract of record in Miscellaneous Record 62, Page 339, said 0.099 acre also being part of an original 0.2525 Sanitary Sewer Easement of record in Instrument No. 200011090228415 and more particularly described as follows:

Beginning, for Reference, at a northwesterly corner of said 3.180 acre tract of land, said corner also being a northeasterly corner of a 1.369 acre tract conveyed to Johnson-Banks Partnership of record in Instrument Number 200402200036474, being in the southerly line of a 0.171 acre tract of land conveyed to the City of Columbus, Ohio of record in Instrument Number 200011080227067, being in the southerly right-of-way line of Renner Road (Varies) and at a point 10 feet south of the northerly line of said Lot 5;

Thence **N 78° 05' 51" E**, along the northerly line of said 3.180 acre tract, along the southerly line of said 0.171 acre tract, along the southerly right-of-way line of said Renner Road and across said Lot 5, **6.75 feet**;

Thence **S 18° 45' 51" E**, across said 3.180 acre tract, **10.42 feet** to the **True Point of Beginning**;

Thence across said 3.180 acre tract and across said Lots 2-5 the following six (6) courses and distances:

S 18° 45' 51" E, 28.13 feet;

S 11° 54' 09" E, 130.95 feet;

N 78° 05' 51" E, 251.95 feet;

S 11° 54' 09" E, 15.00 feet;

S 78° 05' 51" W, 255.31 feet;

N 11° 54' 09" W, 173.88 feet to the **Point of Beginning**. Containing **0.099 acres**.

Subject, however, to all legal highways, easements, and restrictions. The above description was based on existing records of the Franklin County Auditor's and Recorder's Offices and an actual field survey performed in January of 2016. A drawing of the above description is attached hereto and made a part thereof.

Bearings are based on the Ohio State Plane Coordinate System South Zone, NAD83, NSRS 2007. A bearing of N78°05'51"E was established by GPS between two 3/4-inch iron pipes found for the southerly right-of-way line for Renner Road.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock 10/24/17
Douglas R. Hock, P.S. 7661 Date: