

# EASTON LOOP, EASTON LOOP EAST AND FENLON STREET DEDICATION AND EASEMENTS

3  
3

**NOTE "A" - AGRICULTURAL RECOUPMENT:** Grantor, being the duly authorized representative of the developer dedicating the property described in this plat, hereby agrees to indemnify the City of Columbus for, and hold it harmless from, any agricultural recoupments assessed or levied in the future against the property dedicated herein, which result from grantor's conversion of the property from agricultural use.

**NOTE "B":** No determination has been made by the Development Department, Building Services Division, City of Columbus, as to whether the area proposed to be platted contains area(s) that could be classified as Wetlands by the Army Corps of Engineers. It is the developer's responsibility to determine whether Wetlands exist on the site. The City of Columbus approval of the final plat of Easton Loop, Easton Loop East and Fenlon Street Dedication and Easements does not imply any approval for the development of the site as it may pertain to Wetlands.

**NOTE "C" -** At the time of platting, all of Easton Loop, Easton Loop East and Fenlon Street Dedication and Easements is in Zone X (areas determined to be outside of the 0.2% annual chance floodplain) as said zone is designated and delineated on the FEMA Flood Insurance Rate Map for Franklin County, Ohio and Incorporated Areas, Map Number 39049C0191K, with effective date of June 17, 2008.

**NOTE "D" - ACREAGE BREAKDOWN:** Easton Loop, Easton Loop East and Fenlon Street Dedication and Easements is out of the following Franklin County Parcel Numbers:

#### ROW Vacation Acreages:

0.732 Ac. vacated to 010-146555  
0.392 Ac. vacated to 010-146556  
0.007 Ac. vacated to 010-147202  
0.592 Ac. vacated to 010-204695  
0.893 Ac. vacated to 010-247208  
0.046 Ac. vacated to 010-253306  
0.351 Ac. vacated to 010-265880  
0.141 Ac. vacated to 010-266223  
0.003 Ac. vacated to 010-298014  
0.267 Ac. vacated to 010-298040

#### ROW Dedication and Reserve Acreages:

|            |           |
|------------|-----------|
| 010-146555 | 1.413 Ac. |
| 010-146556 | 0.017 Ac. |
| 010-204695 | 0.959 Ac. |
| 010-247208 | 0.004 Ac. |
| 010-266223 | 0.531 Ac. |
| 010-298014 | 0.008 Ac. |
| 010-298040 | 0.493 Ac. |

Rededicated Right-of-way 0.453 Ac.

**NOTE "E" - VACATION OF PUBLIC STREETS:** The parts of Easton Loop, Easton Loop East, Easton Loop West and Worth Avenue dedicated to the City of Columbus by the dedication plat entitled "Alston Street, Easton Loop, Easton Loop East, Easton Loop West, New Bond Street, Seton Street and Worth Avenue Dedication and Easements", of record in Plat Book 99, Page 55, and shown hereon by cross hatching (see hatch legend), are hereby vacated.

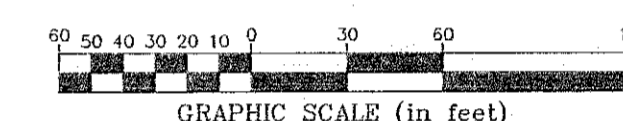
**NOTE "F" - REDEDICATION OF PUBLIC STREETS:** The part of Easton Loop dedicated to the City of Columbus by the dedication plat entitled "Alston Street, Easton Loop, Easton Loop East, Easton Loop West, New Bond Street, Seton Street and Worth Avenue Dedication and Easements", of record in Plat Book 99, Page 55, shown hereon by hatching (see hatch legend), is hereby rededicated as Fenlon Street.

**NOTE "G" - RELEASE OF CERTAIN EASEMENTS:** All rights and easements granted to the City of Columbus, Ohio by the dedication plat entitled "Alston Street, Easton Loop, Easton Loop East, Easton Loop West, New Bond Street, Seton Street and Worth Avenue Dedication and Easements", of record in Plat Book 99, Page 55, in, over and under the areas indicated hereon by hexagonal hatching (see hatch legend), are hereby released and rendered null and void.

**NOTE "H" - RESERVES "A" AND "B":** Reserves "A" and "B", as designated and delineated hereon, shall be owned and maintained by MORSO Holding Co, its successors and/or assigns.

#### NOTE "I" - ACREAGE BREAKDOWN:

|                           |           |
|---------------------------|-----------|
| Total acreage:            | 3.425 Ac. |
| Acreage in rights-of-way: | 3.396 Ac. |
| Acreage in Reserves       | 0.029 Ac. |



#### Hatch Legend

- Right-of-way to be vacated See Note "E"
- Right-of-way to be rededicated See Note "F"
- Easements to be released P.B. 99, P. 55 See Note "G"
- Area of existing R/W to be re-named

- \* See I.N. 200005250103374 for easement access rights.
- \*\* See I.N. 200301290029337 for easement access rights.

① MORSO HOLDING CO.  
I.N. 201805090061646

② EASTON TOWN CENTER II, LLC  
PARCEL TWO  
I.N. 200707250130050

- Existing 16' Easement P.B. 99, P. 55 See Note "G"
- Existing 5' Easement P.B. 99, P. 55 See Note "G"
- Existing Easement P.B. 99, P. 55 See Note "G"
- Existing 16' Easement P.B. 99, P. 55 16' X 16' to remain
- Existing 16' Easement P.B. 99, P. 55 4' to remain
- Existing 16' and 10' Easements P.B. 99, P. 55 Area to remain
- Existing 15' Easement P.B. 99, P. 55 See Note "G"
- Existing Easement P.B. 99, P. 55 Area to remain

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L14        | S87°39'39"E | 29.91'   |
| L15        | N00°56'51"E | 127.09'  |
| L16        | N47°01'15"E | 106.50'  |
| L17        | S87°29'17"E | 47.09'   |
| L17        | S02°30'43"W | 244.33'  |
| L18        | N02°41'27"E | 20.00'   |
| L19        | N87°29'17"W | 263.14'  |
| L20        | S87°29'17"E | 345.50'  |

GEORGETOWN STELZER  
OFFICE I, LLC  
I.N. 201806260084498  
EASTMANS ADDITION  
P.B. 22, P. 86

MORSO HOLDING CO.  
I.N. 200902170020898

VACATED RYLETT AVENUE  
(ORD. NO. 2030-2007)

MORSO HOLDING CO.  
O.R. 30846G11  
PARCEL 8

ALSTON STREET  
P.B. 99, P. 55

MORSO HOLDING CO.  
I.N. 200512150264224

ETC WORTH OFFICE, LLC  
I.N. 201805230068242

ETC OFFICE, LLC  
I.N. 201203200037881

FENLON SQUARE COMMERCIAL  
CONDOMINIUM  
I.N. 201302260032175  
C.P.B. 231, P. 59  
I.N. 201310040168405  
C.P.B. 234, P. 100

GRAMERCY STREET  
P.B. 93, P. 1

CHAGRIN DRIVE  
P.B. 93, P. 1

EASTON LOOP EAST  
P.B. 99, P. 55

EASTON LOOP EAST  
P.B. 99, P. 55

WORTH AVENUE  
P.B. 99, P. 55

CITY OF COLUMBUS  
O.R. 28520B08

ESTELZER ROAD

CITY OF COLUMBUS, OHIO  
O.R. 28520B11

SCALE: 1" = 60'