

Sanitary Sewer Easement

~ 0.189 ACRES ~

Situated in the State of Ohio,
City of Gahanna, Quarter Township 3,
Township 1, Range 16
United States Military District

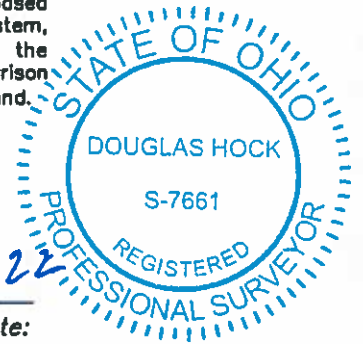
GRAPHIC SCALE



1 inch = 80 feet

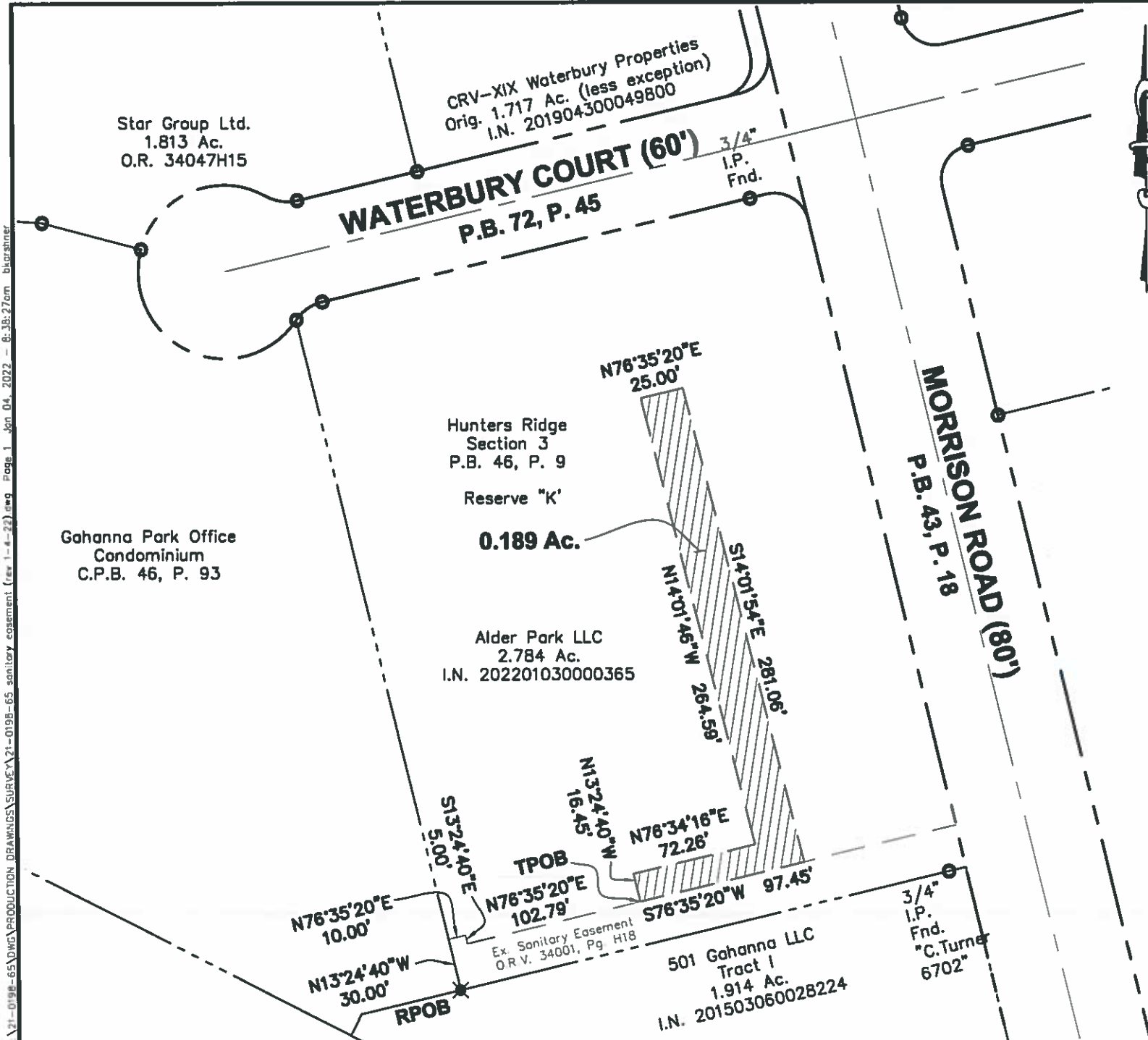
This exhibit is based on information obtained from the Franklin County Auditor's and Recorder's Office and information obtained from an actual field survey conducted in March of 2021.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for a portion of the right-of-way of Morrison Road to be S13°24'40"E between two iron pins found.



Douglas R. Hock
Douglas R. Hock, P.S. 7661

1/4/22
Date:



DRAWN BY: BCK	JOB NO.: 21-0198-65
DATE: 1/4/22	CHECKED BY: DRB



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

Z:\21-0198-65\DWG\PRODUCTION DRAWINGS\SURVEY\21-0198-65_sanitary_easement (rev 1-4-22).dwg Page 1 Jan 04, 2022 6:38:27am bcarahner

**Sanitary Easement
0.189 Acre
West of Morrison Road
South of Waterbury Court**

-1-

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, and containing 0.189 acres, said 0.189 acres tract being part of a 2.784 acre tract of land conveyed to Alder Park LLC of record in Instrument No. 202201030000365, said 2.784 acre tract being part of Reserve "K" as numbered and delineated upon "Hunters Ridge Section 3" of record in Plat Book 46, Page 9, said 0.189 acres more particularly described as follows:

Beginning for Reference, at the southwesterly corner of said 2.784 acre tract of land, said corner also being the southeasterly corner of Gahanna Park Office Condominium of record in Condominium Plat Book 46, Page 93, in the northerly line of that 1.914 acre tract of land described as Tract I and conveyed to 501 Gahanna LLC of record in Instrument No. 201503060028224 and at the southwesterly corner of an existing Sanitary Sewer easement of record in Official Record Volume 34001, Page H18;

Thence N 13° 24' 40" W, with the easterly line of said Gahanna Park Office Condominium, the easterly line of said 2.784 acre tract and the easterly line of said existing easement, **30.00 feet** to a point;

Thence across said 2.784 acre tract and along existing lines of said existing sanitary easement, the following three (3) courses and distances:

N 76° 35' 20" E, **10.00 feet** to a point;

S 13° 24' 40" E, **5.00 feet** to a point;

N 76° 35' 20" E, **102.79 feet** to the **True Point of Beginning**;

Thence across said 2.784 acre tract, the following five (5) courses and distances:

N 13° 24' 40" W, **16.45 feet** to a point;

N 76° 35' 16" E, **72.26 feet** to a point;

N 14° 01' 46" W, **264.59 feet** to a point;

N 76° 35' 20" E, **25.00 feet** to a point;

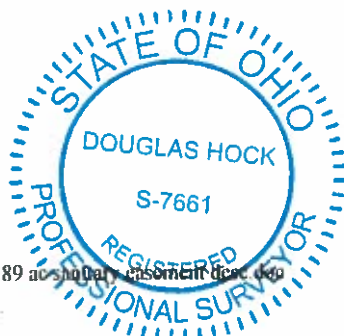
S 14° 01' 54" E, **281.06 feet** to a point in the northerly line of said existing easement;

Thence S 76° 35' 20" W, across said 2.784 acre tract and along said existing easement, **97.45 feet** to the **True Point of Beginning**. Containing **0.189 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. on January 4, 2022 and is based on information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office and an actual field survey conducted in March of 2021.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for a portion of the right-of-way of Morrison Road to be S13°24'40"E between two iron pins found.

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



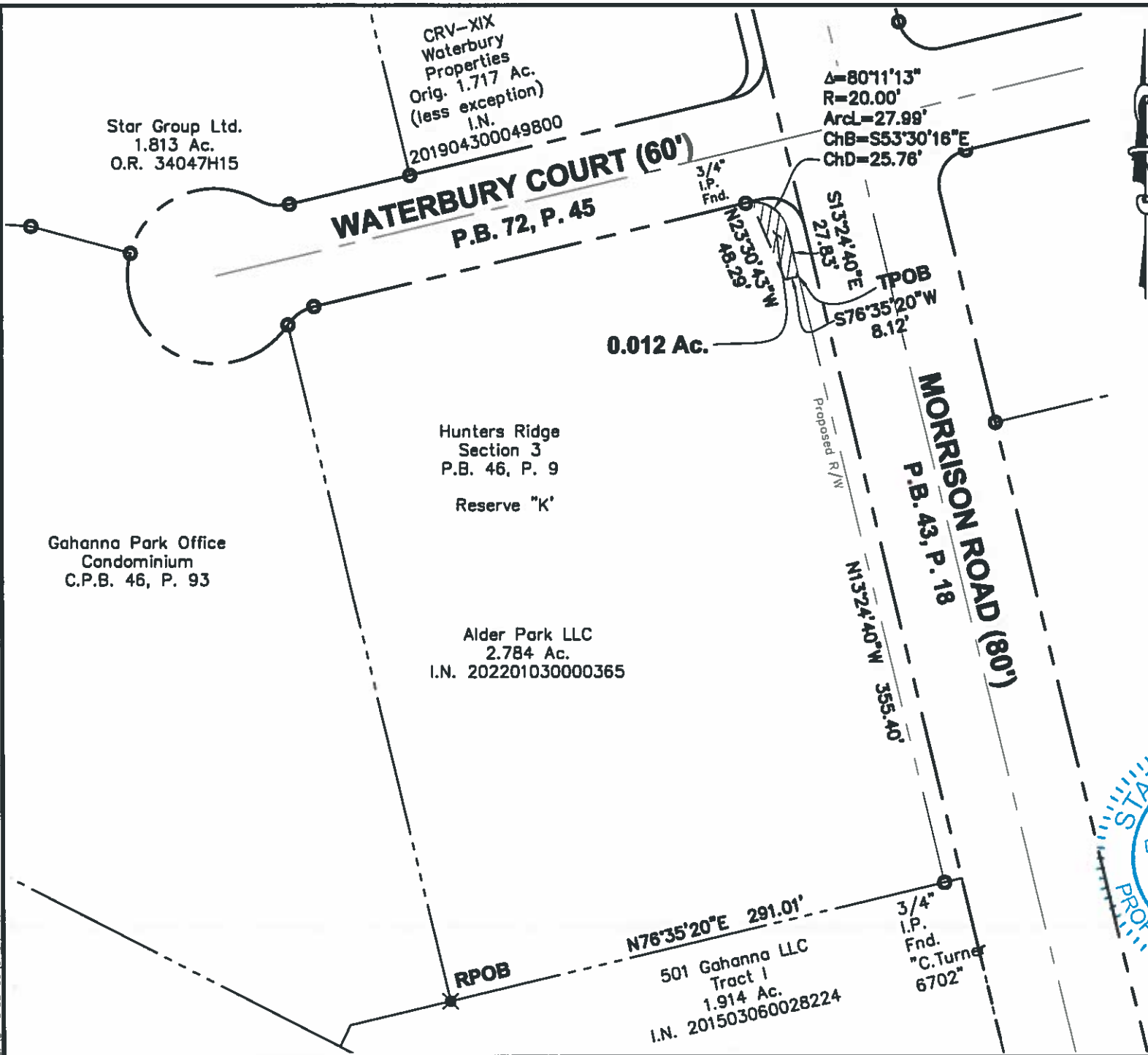
ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

Date:

1/4/22

Z:\21-0198-65\DWG\PRODUCTION DRAWINGS\SURVEY\21-0198-65 storm easement (rev. 1-4-22) .dwg Page 1 Jan 04, 2022 - 9:23:09am dhoek



Storm Sewer Easement

~ 0.012 ACRES ~

Situated in the State of Ohio,
City of Gahanna, Quarter Township 3,
Township 1, Range 16
United States Military District

GRAPHIC SCALE



1 inch = 80 feet

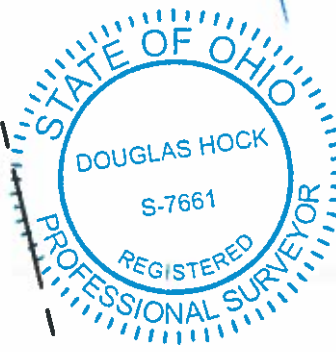
This exhibit is based on information obtained from the Franklin County Auditor's and Recorder's Office and information obtained from an actual field survey conducted in March of 2021.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for a portion of the right-of-way of Morrison Road to be S13°24'40"E between two iron pins found.

1/4/22

Douglas R. Hack, P.S. 7661

Date:



DRAWN BY: BCK		JOB NO.: 21-0198-65	
DATE: 1/4/22		CHECKED BY: DRB	
		781 Science Boulevard, Suite 100 Gahanna, Ohio 43230	
		ph 614.428.7750 fax 614.428.7755	
ENGINEERS SURVEYORS			

**Storm Easement
0.012 Acre
West of Morrison Road
South of Waterbury Court
-1-**

Situated in the State of Ohio, County of Franklin, City of Gahanna, Quarter Township 3, Township 1, Range 16, United States Military District, and containing 0.012 acres, said 0.012 acres tract being part of a 2.784 acre tract of land conveyed to Alder Park LLC of record in Instrument No. 202201030000365, said 2.784 acre tract being part of Reserve "K" as numbered and delineated upon "Hunters Ridge Section 3" of record in Plat Book 46, Page 9, said 0.012 acres more particularly described as follows:

Beginning for Reference, at the southwesterly corner of said 2.784 acre tract of land, said corner also being the southeasterly corner of Gahanna Park Office Condominium of record in Condominium Plat Book 46, Page 93, in the northerly line of that 1.914 acre tract of land described as Tract I and conveyed to 501 Gahanna LLC of record in Instrument No. 201503060028224 and at the southwesterly corner of an existing Storm Sewer easement of record in Official Record Volume 34001, Page H18;

Thence **N 76° 35' 20" E**, with the southerly line of said 2.784 acre tract and the northerly line of said Tract I, **291.01 feet** to a point, said point being in a proposed westerly right-of-way line of Morrison Road;

Thence **N 13° 24' 40" W**, across said 2.784 acre tract and along said proposed right-of-way line, **355.40 feet** to the **True Point of Beginning**;

Thence across said 2.784 acre tract, the following two (2) courses and distances:

S 76° 35' 20" W, 8.12 feet to an angle point;

N 23° 30' 43" W, 48.29 feet to a point of curvature, said point being in said proposed westerly right-of-way line;

Thence across said 2.784 acre tract and along said proposed right-of-way line, the following two (2) courses and distances:

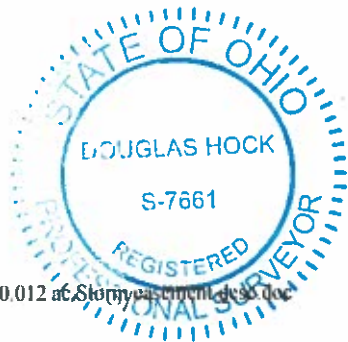
with a curve to the right having a central angle of **80° 11' 13"** and a radius of **20.00 feet**, an arc length of **27.99 feet** and a chord bearing and distance of **S 53° 30' 16" E, 25.76 feet** to a point of tangency;

S 13° 24' 40" E, 27.83 feet to the **True Point of Beginning**. Containing **0.012 acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. on January 4, 2022 and is based on information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office and an actual field survey conducted in March of 2021.

The basis of bearings used for this exhibit are based on the NAD83 Ohio State Plane Coordinate System, South Zone (NSRS 2007) which determines the bearing for a portion of the right-of-way of Morrison Road to be **S13°24'40"E** between two iron pins found.

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



ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

Date:

1/4/22