



WE. STILSON
CONSULTING GROUP

Pride in the Details. Passion in our People.

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DESCRIPTION FOR:

Leon Cohan Jr. or Patricia A. Cohan, Tr.

LOCATION:

251 Shara Park Place, Gahanna, Ohio 43230

REASON:

Proposed Sanitary Sewer Easement

Situate in the State of Ohio, County of Franklin, City of Gahanna, and being part of Lot 5 of Zubrod Heights Subdivision, Plat book 27, Page 25B, in the name of Leon Cohan Jr. or Patricia A. Cohan, Trustees, as described in Instrument Number 200403150055537, all records contained herein are on file at the Recorder's Office, Franklin County, Ohio:

Beginning, for a point of reference, at the southwesterly corner of Lot 5, also being the southeasterly corner of Lot 4, in the northerly right-of-way line of Debra Lane (50-foot right-of-way);

Thence easterly a distance of 31.12 feet along the southerly line of said Lot 5, in the northerly right-of-way line of said Debra Lane, and along a curve to the right having a radius of 325.00' feet through a central angle of 05°29'12" in which a chord bears N 86°06'55" E, a distance of 31.11 feet to the *True Place of Beginning* of the herein described sanitary sewer easement;

Thence N 83°16'47" E, a distance of 111.01 feet, through said Lot 5, to a point in the easterly line of said Lot 5, in the westerly right-of-way line of Shara Park Place (50-foot right-of-way);

Thence southwesterly a distance of 33.91 feet along a easterly line of said Lot 5, also being the westerly right-of-way line of said Shara Park Place, and along a curve to the right having a radius of 25.00' feet through a central angle of 77°42'20" in which a chord bears S 55°23'22" W, a distance of 31.37 feet to a point of tangency;

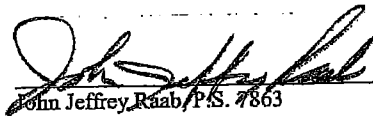
Thence N 85°45'28" W, a distance of 54.07 feet, along a southerly line of said Lot 5, also being the northerly right-of-way line of said Debra Court, to a point of curvature;

Thence westerly a distance of 30.54 feet along a southerly line of said Lot 5, also being the northerly right-of-way line of said Debra Lane, and along a curve to the left having a radius of 325.00' feet through a central angle of 05°23'01" in which a chord bears N 88°26'58" W, a distance of 30.53 feet to the *True Place of Beginning*, containing 0.020 acres more or less, located in Auditor's Parcel Number 025-001855.

Bearings are based on the Ohio State Plane Coordinate System, South Zone and North American Datum of 1983 (1986 Adjustment), as established from holding a bearing of S 85°52'48" E between monuments "FRANK 65" and "FRANK 165".

The above description was prepared for the West Gahanna Sanitary Sewer Improvements, by W.E. Stilson Consulting Group, LLC.

I hereby certify this description was prepared by using measurements taken from an actual field survey conducted under my direct supervision in September, 2007.

 7/21/09
John Jeffrey Raab, P.S. 7863 Date

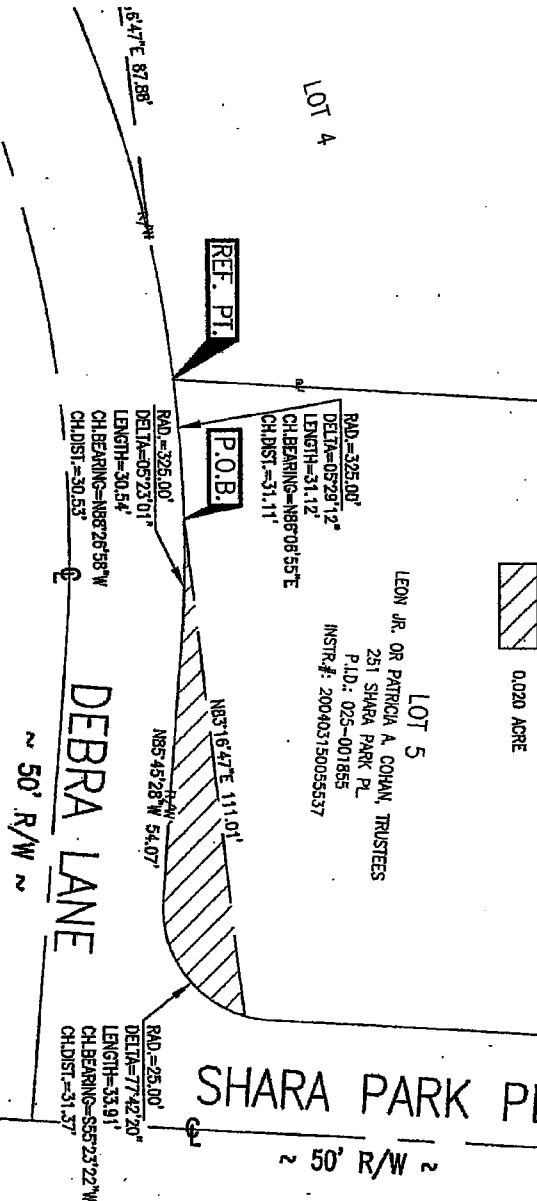


Prepared by: W.E. Stilson Consulting Group, LLC.
Date: June 3, 2009
Job No.: 08540.00
Cohan (025-001859)

W.E. Stilson Consulting Group, LLC is not a successor to and has no relationship with Stilson and Associates, Inc.

PROPOSED SANITARY SEWER EASEMENT

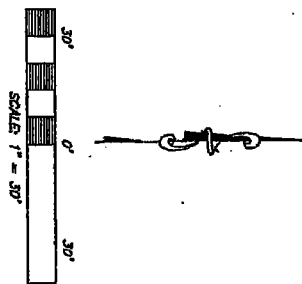
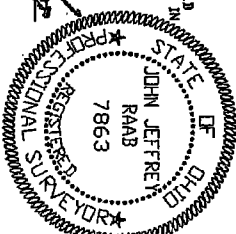
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA, BEING PART OF LOT 5 OF ZUBROD HEIGHTS SUBDIVISION, PLAT BOOK 27, PAGE 25B, IN THE NAME OF LEON JR. OR PATRICIA A. COHAN, TRUSTEES, AS DESCRIBED IN INSTRUMENT NUMBER 200403150055537, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.



CERTIFICATION

I HEREBY CERTIFY THIS PLAT WAS MADE BY USING FIELD MEASUREMENTS OBTAINED BY AN ACTUAL FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2007.

John Jeffrey Rabel
JOHN JEFFREY RABEL, OHIO PROFESSIONAL SURVEYOR NO. 7863



JOB # 08540.00
DRAWN BY: J.PAYNE
DATE: JUNE 8, 2009
APPROVED BY: JWR

PROJECT: WEST GAHANNA SANITARY SEWER
CLIENT: CITY OF GAHANNA

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to the court within ten business days after you file your answer. If a settlement is not reached at mediation, the matter will proceed to a jury valuation trial.

THE GOOD FAITH OFFER

The amount offered to you in good faith as just compensation for the acquisition of parcel 025-001855 - S, of the West Gahanna – Sanitary Sewer Improvements, Phase 1 project is:

Real Property To Be Acquired\$ 3,339.00

Damages To Your Property Which Is Not Acquired..... \$ 0.00


Temporary Construction Easement \$ 0.00

Total Good Faith Offer \$ 3,339.00

Tenant-owned improvements, if any, are to be identified in this Good Faith Offer, and if there are any such improvements, the amount offered to you does not include compensation for these improvements. **For this acquisition, there are no tenant-owned improvements.**

While the City of Gahanna, Ohio may not provide legal advice, we will make all efforts to answer questions you have concerning this process and provide any copies of the law or our records that you may need to fully understand your rights, the project, and the process. If you have any questions concerning this matter, you may contact us at:

City of Gahanna, Ohio
200 South Hamilton Road
Gahanna, OH 43230



Ty Brown, Right of Way Specialist
TranSystems Real Estate Consulting, Inc.
(Representing the City of Gahanna, Ohio)