

DESCRIPTION OF A 0.092 ACRE EASEMENT

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Section 4, Township 1 North, Range 17 West, United States Military Lands, and being a part of that 2.851 acre tract described in a deed to William C. Morman and Michele M. Morman, of record in Instrument Number 201505080060116, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at a northwest corner of said 2.851 acre tract, being the southeast corner of that 1.717 acre tract described in a deed to 307-319 W Johnstown Road LLC, of record in Instrument Number 202104220071577;

Thence **North 03 degrees 55 minutes 32 seconds East**, along a west line of said 2.851 acre tract, along the east line of said 1.717 acre tract, a distance of **7.86 feet** to a point;

Thence across said 2.851 acre tract along the following three (3) described courses:

1. **South 38 degrees 07 minutes 03 seconds East**, a distance of **158.85 feet** to a point;
2. **South 51 degrees 52 minutes 57 seconds West**, a distance of **25.00 feet** to a point;
3. **North 38 degrees 07 minutes 03 seconds West**, a distance of **170.99 feet** to a point on a north line of said 2.851 acre tract, being on the south line of said 1.717 acre tract;

Thence **South 85 degrees 47 minutes 47 seconds East**, along a north line of said 2.851 acre tract, along the south line of said 1.717 acre tract, a distance of **26.70 feet** to the **POINT OF BEGINNING** for this description.

This description contains a total area of **0.092 acres**, of which 0.090 acres is located within Franklin County Auditor parcel number 025-002014, and 0.002 acres is located within Franklin County Auditor parcel number 025-000878.

Bearings described herein are based on North 62 degrees 38 minutes 41 seconds East for the southeast right-of-way line for Johnstown Road, measured from Grid North referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor Number 8438, based on an actual survey of the premise, and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.



Brian P. Bingham
Registered Professional Surveyor No. 8438

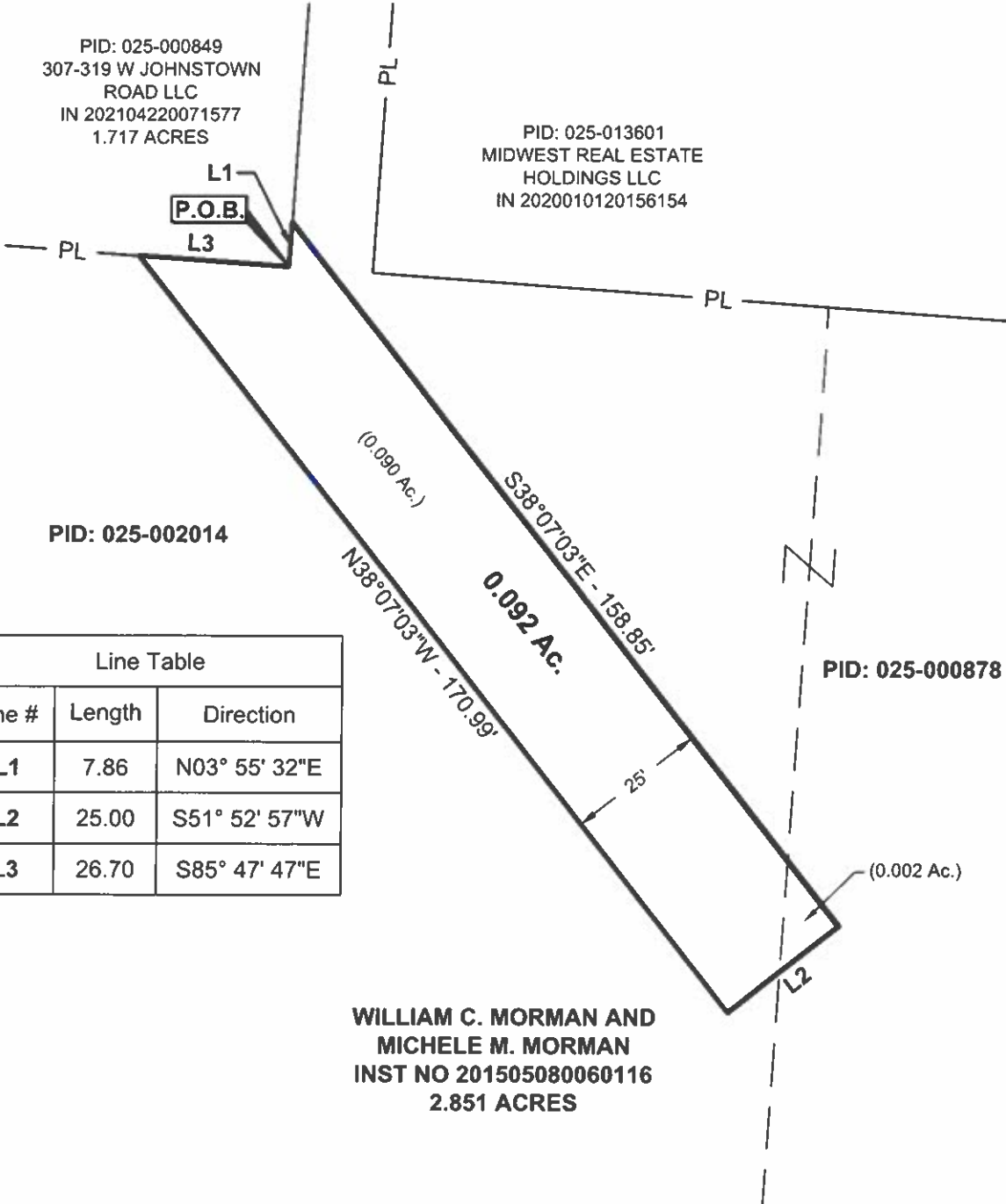
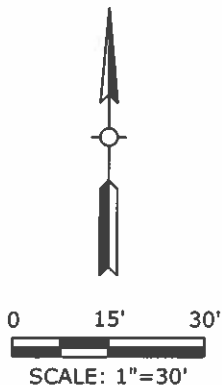


9/16/2021
Date

STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA QUARTER SECTION 4, TOWNSHIP 1 NORTH, RANGE 17 WEST UNITED STATES MILITARY LANDS

BASIS OF BEARINGS

Bearings described hereon are based on North 62 degrees 38 minutes 41 seconds East for the southeast right-of-way line for Johnstown Road, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.



Line Table		
Line #	Length	Direction
L1	7.86	N03° 55' 32"E
L2	25.00	S51° 52' 57"W
L3	26.70	S85° 47' 47"E

**WILLIAM C. MORMAN AND
MICHELE M. MORMAN**
INST NO 201505080060116
2.851 ACRES

This easement exhibit was prepared by Brian P. Bingham, Registered Professional Surveyor No. 8438, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

Brian P. Bingham
Brian P. Bingham

9/16/2021
Date



Registered Professional Surveyor No. 8438

PLOT DATE: 9/16/2021 3:14 PM
 PLOT SCALE: 1"=30'
 EDITED BY: BBINGHAM
 DRAWING: S:\E. CO\2021\00381.DWG
 DRAWN BY: CRH
 CHECKED BY: BPB
 JOB NUMBER: 2021.00381

	 2550 Corporate Exchange Drive Suite 300 Columbus, Ohio 43231 TEL 614.901.2235 FAX 614.901.2236 www.structurepoint.com	0.092 ACRE SANITARY SEWER EASEMENT FOR 307-319 W JOHNSTOWN ROAD GAHANNA, FRANKLIN COUNTY, OHIO	DATE: 09/15/2021 DRAWN BY: CRH CHECKED BY: BPB JOB NUMBER: 2021.00381
			1 of 1

DESCRIPTION OF A 0.205 ACRE EASEMENT

Situated in the State of Ohio, County of Franklin, City of Gahanna, located in Quarter Section 4, Township 1 North, Range 17 West, United States Military Lands, and being a part of that 1.717 acre tract and that 0.924 acre tract, both as described in a deed to 307-319 W Johnstown Road LLC, of record in Instrument Number 202104220071577, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows:

BEGINNING at the southeast corner of said 1.717 acre tract, being a northwest corner of that 2.851 acre tract described in a deed to William C. Morman and Michele M. Morman, of record in Instrument Number 201505080060116;

Thence **North 85 degrees 47 minutes 47 seconds West**, along the south line of said 1.717 acre tract, along the south line of said 0.924 acre tract, along a north line of said 2.851 acre tract, and along the north line of that 5.007 acre tract described in an affidavit of successor trustee for Colleen Howland, of record in Instrument Number 201711010153397, a distance of **245.35 feet** to the southwest corner of said 0.924 acre tract, being a southeast corner of a 16-foot wide tract described in a deed to Gilbert Figueroa, of record in Instrument Number 202002210026450;

Thence **North 04 degrees 07 minutes 07 seconds East**, along the west line of said 0.924 acre tract, along the east line of said 16-foot wide tract, a distance of **360.50 feet** to a point on the southeast right-of-way line for Johnstown Road;

Thence **North 62 degrees 38 minutes 41 seconds East**, across said 0.924 acre tract, along the southeast right-of-way line for said Johnstown Road, a distance of **17.59 feet** to a point;

Thence **South 04 degrees 07 minutes 07 seconds West**, continuing across said 0.924 acre tract, along a line parallel to and 15.00 feet easterly from the west line of said 0.924 acre tract, a distance of **354.71 feet** to a point;

Thence **South 85 degrees 47 minutes 47 seconds East**, continuing across said 0.924 acre tract, across said 1.717 acre tract, along a line parallel to and 15.00 feet northerly from the south line of said 0.924 acre and 1.717 acre tracts, a distance of **230.30 feet** to a point on the east line of said 1.717 acre tract, being on a west line of said 2.851 acre tract;


Thence **South 03 degrees 55 minutes 32 seconds West**, along the east line of said 1.717 acre tract, along a west line of said 2.851 acre tract, a distance of **15.00 feet** to the **POINT OF BEGINNING** for this description.

This description contains a total area of **0.205 acres** within Franklin County Auditor parcel number 025-000849.

Bearings described herein are based on North 62 degrees 38 minutes 41 seconds East for the southeast right-of-way line for Johnstown Road, measured from Grid North referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

This description was prepared by Brian P. Bingham, Registered Professional Surveyor Number 8438, based on an actual survey of the premise, and is true and correct to the best of my knowledge and belief.

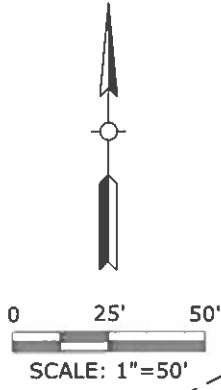
American Structurepoint, Inc.


Brian P. Bingham
Registered Professional Surveyor No. 8438



10/4/2021
Date

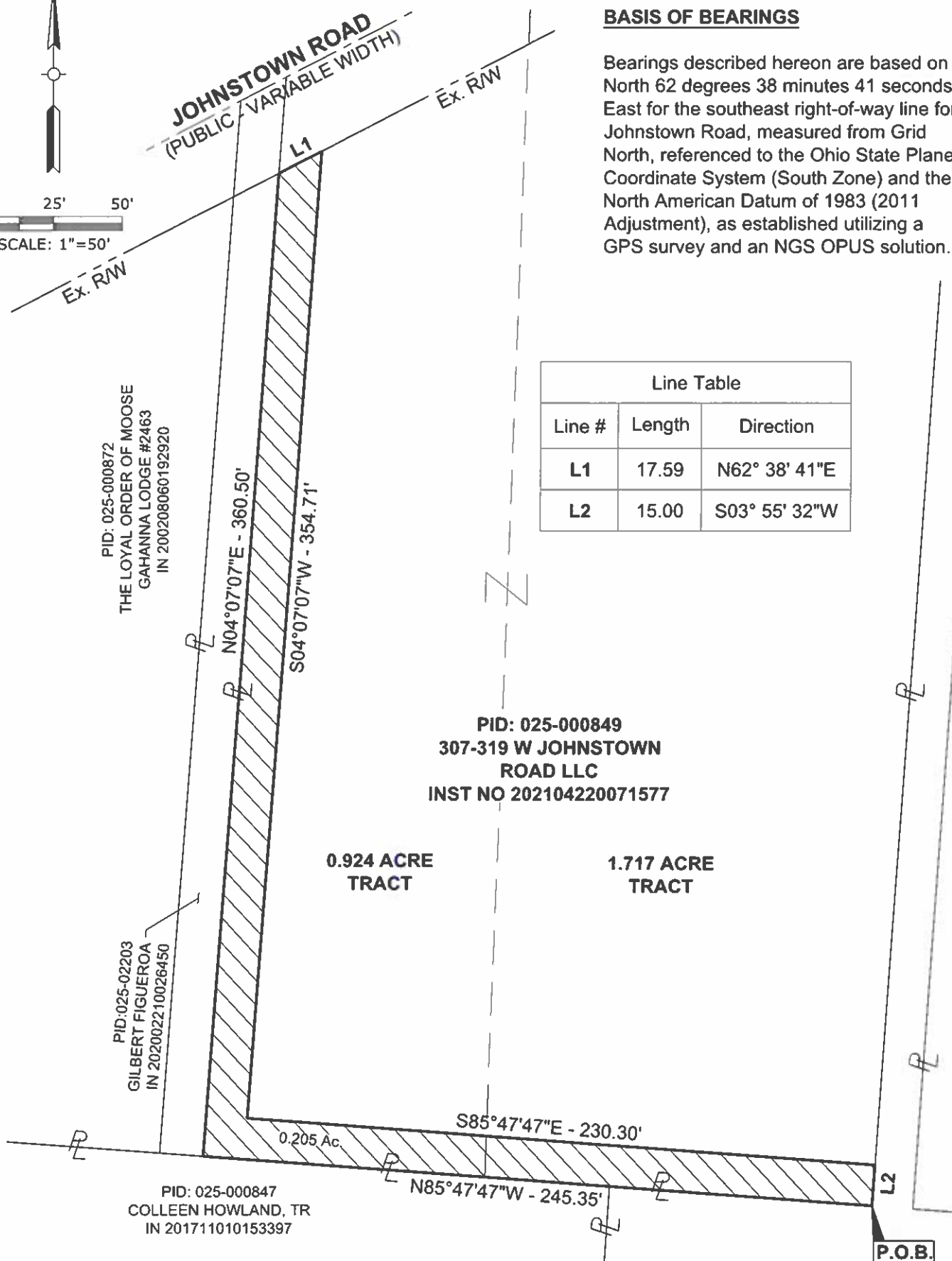
**STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF GAHANNA
 QUARTER SECTION 4, TOWNSHIP 1 NORTH, RANGE 17 WEST
 UNITED STATES MILITARY LANDS**



BASIS OF BEARINGS

Bearings described hereon are based on North 62 degrees 38 minutes 41 seconds East for the southeast right-of-way line for Johnstown Road, measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment), as established utilizing a GPS survey and an NGS OPUS solution.

Line Table		
Line #	Length	Direction
L1	17.59	N62° 38' 41"E
L2	15.00	S03° 55' 32"W



This easement exhibit was prepared by Brian P. Bingham, Registered Professional Surveyor No. 8438, is based on an actual field survey performed by American Structurepoint, Inc., and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.
Brian P. Bingham
 Brian P. Bingham
 Registered Professional Surveyor No. 8438
 Date: 10/4/2021



PID: 025-002014
 WILLIAM C. MORMAN &
 MICHELLE M. MORMAN
 IN 2015050800600116

PLOT DATE: 9/27/2021 4:09 PM
 PLOT SCALE: 1"=50'
 EDITED BY: BRINGHAM
 DRAWING FILE: O:\2021\00381\01.Dwg
 DATE: 09/27/2021 4:09 PM
 DRAWING SCALE: 1"=50'
 DRAWING DATE: 09/27/2021 4:09 PM
 DRAWING BY: BRINGHAM

	 AMERICAN STRUCTUREPOINT INC. 2550 Corporate Exchange Drive Suite 300 Columbus, Ohio 43231 TEL 614.901.2235 FAX 614.901.2236 www.structurepoint.com	0.205 ACRE SANITARY SEWER EASEMENT FOR 307-319 W JOHNSTOWN ROAD GAHANNA, FRANKLIN COUNTY, OHIO	DATE: 09/27/2021 DRAWN BY: CRH CHECKED BY: BPB JOB NUMBER: 2021.00381
			1 of 1