



City of Dublin

Office of the City Manager

5200 Emerald Parkway • Dublin, OH 43017-1090
Phone: 614-410-4400 • Fax: 614-410-4490

Memo

To: Members of Dublin City Council

From: Dana McDaniel, City Manager 

Date: March 3, 2016

Initiated By: Barbara A. Cox, PE, Acting Director of Engineering/City Engineer
Michael S. Sweder, PE, Civil Engineer II
Philip K. Hartmann, Assistant Law Director

Re: Ordinance 12-16 - AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.728 ACRE, MORE OR LESS, FEE SIMPLE RIGHT-OF-WAY (OF WHICH 0.628 ACRE, MORE OR LESS, IS PRESENT ROAD OCCUPIED), A 0.154 ACRE, MORE OR LESS, PERMANENT EASEMENT, A 0.156 ACRE, MORE OR LESS, TEMPORARY EASEMENT, AND A 0.003 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM THE NORTHWEST CHAPEL GRACE BROTHERS CHURCH, FOR THE PROPERTY LOCATED AT 6700 RINGS ROAD FOR THE PUBLIC PURPOSE OF ROADWAY CONSTRUCTION AND RELATED IMPROVEMENTS.

BACKGROUND

The City of Dublin ("City") is preparing to construct a single lane modern roundabout at the intersection of Rings Road and Churchman Road, which includes the extension of a shared-use path to Eiterman Road, as a part of the Churchman Road – Phase 2 project (the "Project"). The City is obtaining certain property interests from various landowners to construct the project.

The Northwest Chapel Grace Brethren Church (the "Grantor") owns properties from which the City desires fee simple right-of-way, a permanent easement and two temporary easements. These properties are located at 6700, 6730 and 6762 Rings Road, Dublin, OH 43016 and are identified as Franklin County Parcel Nos. 274-000116, 274-000087 and 274-000039 respectively.

After engaging in amicable discussions, the City has come to an agreement with the Grantor to acquire the property for the appraised fair market value of Twenty Four Thousand One Hundred Dollars (\$24,100.00), pursuant to the terms outlined in this memorandum.

ACQUISITION

The City will be acquiring from the Grantor only the property interest necessary for purposes of the Project, as depicted in the legal description and depiction attached to this memorandum. The City will be acquiring the property interest for its appraised value. The property interest is detailed below:

Franklin County Parcel Nos. 274-000116, 274-000087 and 274-000039

Property Interest Acquiring	Description	Appraised Value	Settlement Value
P.R.O.	0.628 acre ±	\$1.00	
Fee Simple Right-of-Way	0.100 acre ±	\$4,999.00	
Permanent Easement	0.154 acre ±	\$5,775.00	
Temporary Easement #1	0.156 acre ±	\$1,175.00	
Temporary Easement #2	0.003 acre ±	\$100.00	
Site Improvements	Gravel drive, asphalt drives, lawn sod, trees	\$11,050.00	
Cost-to-Cure	Signs with lighting	\$1,000.00	
TOTAL		\$24,100.00	\$24,100.00

RECOMMENDATION

Ordinance No. 13-16 would authorize the City Manager to execute all necessary conveyance documentation to formally acquire the necessary property interest described above.

Staff recommends that Council approve Ordinance 12-16 at the second reading/public hearing on April 11, 2016.

RECORD OF ORDINANCES

Ordinance No. 12-16

Passed _____, 20____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE NECESSARY CONVEYANCE DOCUMENTS TO ACQUIRE A 0.728 ACRE, MORE OR LESS, FEE SIMPLE RIGHT-OF-WAY (OF WHICH 0.628 ACRE, MORE OR LESS, IS PRESENT ROAD OCCUPIED), A 0.154 ACRE, MORE OR LESS, PERMANENT EASEMENT, A 0.156 ACRE, MORE OR LESS, TEMPORARY EASEMENT, AND A 0.003 ACRE, MORE OR LESS, TEMPORARY EASEMENT FROM THE NORTHWEST CHAPEL GRACE BRETHERN CHURCH, FOR THE PROPERTY LOCATED AT 6700 RINGS ROAD FOR THE PUBLIC PURPOSE OF ROADWAY CONSTRUCTION AND RELATED IMPROVEMENTS

WHEREAS, the City of Dublin (the "City") is preparing to construct Phase 2 of the Churchman Road roadway project, which will include the construction of a roundabout at Churchman Road and Rings Road, and related public improvements (the "Project"); and

WHEREAS, the Project requires that the City obtain certain property interest from Franklin County Parcel Nos. 274-000039, 274-000087, and 274-000116 owned by the Northwest Chapel Grace Brethren Church (the "Grantor"), said property interest more fully described in the attached Exhibit "A" and depicted in the attached Exhibit "B;" and

WHEREAS, the City and the Grantor participated in good faith discussions and have come to mutually agreeable terms for the acquisition of the necessary property interest for the sum of \$24,100.00; and

WHEREAS, the City desires to execute necessary conveyance documentation to complete the transaction between the City and the Grantor.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring that:

Section 1. The City Manager is hereby authorized to execute all necessary conveyance documentation to acquire a 0.728 acre, more or less, fee simple right-of-way (of which 0.628 acre, more or less, is present road occupied); a 0.154 acre, more or less, permanent easement; a 0.156 acre, more or less, temporary easement; and a 0.003 acre, more or less, temporary easement, each temporary easement being for 18 months, commencing on the date construction begins, from the Northwest Chapel Grace Brethren Church, for the sum of \$24,100.00, said property interest located within Franklin County Parcel Nos. 274-000039, 274-000087, and 274-000116, and more fully described and depicted in the attached Exhibits "A" and "B."

Section 2. This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance.

Section 3. This Ordinance shall take effect in accordance with 4.04(b) of the Dublin Revised Charter.

Passed this _____ day of _____, 2016.

Mayor – Presiding Officer

ATTEST:

Clerk of Council

Portion above reserved for Auditor, Engineer and Recorder's Offices use

GENERAL WARRANTY DEED

(R.C. § 5302.05)

KNOW ALL PERSONS BY THESE PRESENTS THAT **NORTHWEST CHAPEL GRACE BRETHERN CHURCH** ("GRANTOR"), whose tax mailing address is 6700 Rings Road, Dublin, Ohio 43017, for good and valuable consideration given by the **CITY OF DUBLIN, OHIO** ("GRANTEE"), an Ohio municipal corporation, whose tax mailing address is 5200 Emerald Parkway, Dublin, Ohio 43017, the receipt and sufficiency of which is hereby acknowledged, does forever grant in fee simple title with all general warranty covenants under section 5302.06 of the OHIO REVISED CODE, subject to easements, conditions, encumbrances, and restrictions of record, to Grantee, and Grantee's successors and assigns, the real property described on **EXHIBIT "A"** and depicted on **EXHIBIT "B"** attached hereto to this deed (the "Property").

0.728 ACRE (OF WHICH 0.628 ACRE WITHIN THE PRESENT ROAD OCCUPIED)

FRANKLIN COUNTY PARCEL NO.: 274-000039, 274-000087 & 274-00116

COMMON ADDRESS: 6700 RINGS ROAD, DUBLIN, OHIO

INSTRUMENT REFERENCES: 198612090199335; 199912100304439; 200408060184262;
201308070134057; RECORDER'S OFFICE FRANKLIN
COUNTY, OHIO

Said Grantor, for itself, successors, and assigns, hereby covenants with said Grantee, its successors and assigns, that it is the true and lawful owner of the Property, and lawfully seized of the same in fee simple and that it has good rights and full power to grant, bargain, sell, convey, and release the same in the manner aforesaid.

THE REAL PROPERTY LEGALLY DESCRIBED HEREIN IS INTENDED BY GRANTEE TO BE HELD FOR USE AS PUBLIC RIGHT-OF-WAY.

Executed this ____ day of _____, 2016.

Execution in accordance with Chapter 5301 of the Ohio Revised Code.

{SIGNATURE AND ACKNOWLEDGEMENT ON THE FOLLOWING PAGE}

GRANTOR

NORTHWEST CHAPEL GRACE BRETHERN CHURCH

BY: _____

ITS: _____

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this ____ day of _____, 2016, before me, the subscriber, a Notary Public in and for said county and state, personally came _____, the _____ of Grantor, who acknowledged the signing thereof to be his/her free act and deed for and on behalf of Northwest Chapel Grace Brethren Church.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

*This Instrument Prepared By:
Frost Brown Todd, LLC
One Columbus, Suite 2300
10 West Broad Street
Columbus, Ohio 43215*

**PERMANENT EASEMENT
FOR UTILITIES, GRADING, AND SHARED-USE PATH**

THIS PERMANENT EASEMENT (the "Easement") is made and entered into this ____ day of _____ 2016, by and between **Northwest Chapel Grace Brethren Church** ("Grantor"), whose tax mailing address is at 6700 Rings Road, Dublin, Ohio 43017, and the **City of Dublin, Ohio**, an Ohio municipal corporation ("Grantee"), whose mailing address is 5200 Emerald Parkway, Dublin, Ohio 43017.

BACKGROUND INFORMATION

WHEREAS, Grantor owns the real property known as Franklin County Auditor's Parcel Nos. 274-000087 & 274-000116 (the "Grantor's Property");

WHEREAS, Grantee desires a permanent easement over those portions of the Grantor's Property legally described on the attached Exhibit "A" and depicted on the attached Exhibit "B" (the "Easement Area") for the purpose of utilities, grading, and a shared-use path; and

WHEREAS, Grantor desires to grant a permanent easement over the Easement Area for the benefit of Grantee upon the terms and conditions set forth in this Easement; and

STATEMENT OF AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the foregoing Background Information and as follows:

1. Grant of Permanent Easement. Grantor grants to Grantee, its agents, employees, independent contractors, and successors and assigns, a permanent easement in, through, over and under the Easement Area for the following purposes: (i) to construct, operate, maintain, repair, and replace a shared-use path, including grading; (ii) to construct, operate, maintain, repair and replace (a) utility lines for gas, electric, water, sewer, cable, and communication services, and facilities and appurtenances incidental thereto, including, but not limited to, lines, wires, cables, conduits, anchors, circuits, equipment, meters, valves, regulators, manholes, drain pipes, fixtures, and other appurtenances and facilities and (b) drainage facilities (collectively, the "Facilities"); and (iii) ingress and egress over those portions of Grantor's Property reasonably necessary to facilitate Grantee's use of the Easement Area. Grantee, as soon as reasonably practicable after construction of the utilities, Facilities, and shared-use path, including any alterations and repairs thereto, and completion of the grading work, shall cause the Easement Area to be restored to its former condition as nearly as is reasonably practicable. Grantee shall have the right to remove any and all vegetation growing within the Easement Area as is reasonably necessary to facilitate Grantee's use thereof as permitted by this Easement. Grantor has the right to enter on the Easement Area for any purpose whatsoever provided such entry by Grantor does not in any way impair or hinder the rights granted to Grantee in this Easement.

2. Relationship of Parties. Nothing contained herein shall be deemed or construed by the parties or by any third party as creating the relationship of principal and agent, of partnership or of joint venture between the parties, it being understood and agreed that no provision contained herein or any act of the parties hereto shall be deemed to create any relationship other than grantor and grantee of the rights and easements set forth herein.
3. Waiver. Except to the extent that a party may have otherwise agreed in writing, no waiver by such party of any breach of the other party of any of its obligations, agreements, or covenants hereunder shall be deemed to be a waiver of any subsequent breach of the same or of any other covenants, agreements or obligations, nor shall any forbearance by a party to seek a remedy for any breach by the other party be deemed a waiver of any rights or remedies with respect to such breach or any similar breach in the future.
4. Severability. In the event any provision of this Easement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
5. Captions and Pronoun Usage. The captions and section numbers in this Easement are for convenience only and shall not be deemed to be a part hereof. The pronouns used herein shall be considered as meaning the person, number, and gender appropriate under the circumstances at any given time.
6. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Ohio.
7. Modification. This Easement, or any easement or covenant set forth herein, may not be amended, terminated, rescinded or otherwise modified, in whole or in part, except by a written instrument executed by the parties hereto and recorded with the Recorder's Office, Franklin County, Ohio with reference made to this Easement.
8. Benefit. This Easement shall run with the land and inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors and assigns.
9. Authority. Grantor represents and warrants that it has the full right and authority to enter into this Easement and grants the rights hereby conveyed to Grantee.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the date set forth above.

GRANTOR:

Northwest Chapel Grace Brethren Church

By: _____

Its: _____

GRANTEE:

City of Dublin, Ohio,
an Ohio Municipal Corporation

Dana L. McDaniel, City Manager

{ACKNOWLEDGEMENTS ON THE FOLLOWING PAGE}

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this ____ day of _____, 2016, before me, the subscriber, a Notary Public in and for said county and state, personally came Dana L. McDaniel, City Manager of the CITY OF DUBLIN, OHIO, an Ohio municipal corporation, who acknowledged the signing thereof to be his free act and deed for and on behalf of the municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this _____ day of _____, 2016, before me, the subscriber, a Notary Public in and for said County, personally came the above named _____, the _____ of Grantor in the foregoing Easement, and acknowledged the signing of the same to be his/her voluntary act and deed for and on behalf of Northwest Chapel Grace Brethren Church.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

Notary Public

This Instrument Prepared By:
Frost Brown Todd LLC
One Columbus
10 West Broad Street
Columbus, Ohio 43215

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT (the "Easement") is made and entered into this ____ day of _____ 2016, by and between **Northwest Chapel Grace Brethren Church** ("Grantor"), whose tax mailing address is at 6700 Rings Road, Dublin, Ohio 43017, and the **City of Dublin, Ohio**, an Ohio municipal corporation ("Grantee"), whose mailing address is 5200 Emerald Parkway, Dublin, Ohio 43017.

BACKGROUND INFORMATION

WHEREAS, Grantor owns the real property known as Franklin County Auditor's Parcel Nos. 274-000087 & 274-000116 (the "Grantor's Property");

WHEREAS, Grantee desires a temporary easement over those portions of the Grantor's Property legally described on the attached Exhibit "A" and depicted on attached Exhibit "B" (the "Easement Area") for a period of eighteen (18) months, commencing on the date construction begins, for the purpose of construction and grading related to the construction of a roadway, utilities, and related improvements; and

WHEREAS, Grantor desires to grant a temporary easement over the Easement Area for the benefit of Grantee upon the terms and conditions set forth in this Easement.

STATEMENT OF AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the foregoing Background Information and as follows:

1. Grant of Temporary Easement. Grantor grants to Grantee, its agents, employees, independent contractors, and successors and assigns, a temporary, non-exclusive easement in gross in, through, over and under the Easement Area for a period of eighteen (18) months, commencing on the date construction begins, for the purpose of construction and grading related to the construction of a roadway, utilities, and related improvements. Grantee shall have the right to enter on and use the Easement Area in connection with the performance of certain work on the Grantor's Property, including, but not limited to, construction, grading, utility work, storm drainage work, and for any other purpose reasonably necessary in connection with the same. Upon termination of the aforementioned activities, Grantee shall, at its sole cost and expense, restore the Easement Area as nearly as reasonably practicable to the condition that existed prior to the entry thereon by Grantee.
2. Relationship of Parties. Nothing contained herein shall be deemed or construed by the parties or by any third party as creating the relationship of principal and agent, of partnership or of joint venture between the parties, it being understood and agreed that no provision contained herein or any act of the parties hereto shall be deemed to create any relationship other than grantor and grantee of the rights and easements set forth herein.

3. Waiver. Except to the extent that a party may have otherwise agreed in writing, no waiver by such party of any breach of the other party of any of its obligations, agreements, or covenants hereunder shall be deemed to be a waiver of any subsequent breach of the same or of any other covenants, agreements or obligations, nor shall any forbearance by a party to seek a remedy for any breach by the other party be deemed a waiver of any rights or remedies with respect to such breach or any similar breach in the future.
4. Severability. In the event any provision of this Easement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
5. Captions and Pronoun Usage. The captions and section numbers in this Easement are for convenience only and shall not be deemed to be a part hereof. The pronouns used herein shall be considered as meaning the person, number, and gender appropriate under the circumstances at any given time.
6. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Ohio.
7. Modification. This Easement, or any easement or covenant set forth herein, may not be amended, terminated, rescinded or otherwise modified, in whole or in part, except by a written instrument executed by the parties hereto with reference made to this Easement.
8. Benefit. This Easement shall run with the land and inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors and assigns.
9. Authority. Grantor represents and warrants that it has the full right and authority to enter into this Easement and grants the rights hereby conveyed to Grantee.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the date set forth above.

GRANTOR:

Northwest Chapel Grace Brethren Church

By: _____

Its: _____

GRANTEE:

City of Dublin, Ohio, an Ohio Municipal Corporation

Dana L. McDaniel, City Manager

{ACKNOWLEDGEMENTS ON THE FOLLOWING PAGE}

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this ____ day of _____, 2016, before me, the subscriber, a Notary Public in and for said county and state, personally came Dana L. McDaniel, City Manager of the CITY OF DUBLIN, OHIO, an Ohio municipal corporation, who acknowledged the signing thereof to be his free act and deed for and on behalf of the municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this _____ day of _____, 2016, before me, the subscriber, a Notary Public in and for said County, personally came the above named _____, the _____ of Grantor in the foregoing Temporary Easement, and acknowledged the signing of the same to be his/her voluntary act and deed for and on behalf of Northwest Chapel Grace Brethren Church.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

Notary Public

This Instrument Prepared By:
Frost Brown Todd LLC
One Columbus
10 West Broad Street
Columbus, Ohio 43215

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BACKGROUND INFORMATION

WHEREAS, Grantor owns the real property known as Franklin County Auditor's Parcel No. 274-000039 (the "Grantor's Property");

WHEREAS, Grantee desires a temporary easement over those portions of the Grantor's Property legally described on the attached Exhibit "A" and depicted on attached Exhibit "B" (the "Easement Area") for a period of eighteen (18) months, commencing on the date construction begins, for the purpose of construction and grading related to the construction of a roadway, utilities, and related improvements; and

WHEREAS, Grantor desires to grant a temporary easement over the Easement Area for the benefit of Grantee upon the terms and conditions set forth in this Easement.

STATEMENT OF AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree to the foregoing Background Information and as follows:

1. Grant of Temporary Easement. Grantor grants to Grantee, its agents, employees, independent contractors, and successors and assigns, a temporary, non-exclusive easement in gross in, through, over and under the Easement Area for a period of eighteen (18) months, commencing on the date construction begins, for the purpose of construction and grading related to the construction of a roadway, utilities, and related improvements. Grantee shall have the right to enter on and use the Easement Area in connection with the performance of certain work on the Grantor's Property, including, but not limited to, construction, grading, utility work, storm drainage work, and for any other purpose reasonably necessary in connection with the same. Upon termination of the aforementioned activities, Grantee shall, at its sole cost and expense, restore the Easement Area as nearly as reasonably practicable to the condition that existed prior to the entry thereon by Grantee.
2. Relationship of Parties. Nothing contained herein shall be deemed or construed by the parties or by any third party as creating the relationship of principal and agent, of partnership or of joint venture between the parties, it being understood and agreed that no provision contained herein or any act of the parties hereto shall be deemed to create any relationship other than grantor and grantee of the rights and easements set forth herein.

3. Waiver. Except to the extent that a party may have otherwise agreed in writing, no waiver by such party of any breach of the other party of any of its obligations, agreements, or covenants hereunder shall be deemed to be a waiver of any subsequent breach of the same or of any other covenants, agreements or obligations, nor shall any forbearance by a party to seek a remedy for any breach by the other party be deemed a waiver of any rights or remedies with respect to such breach or any similar breach in the future.
4. Severability. In the event any provision of this Easement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
5. Captions and Pronoun Usage. The captions and section numbers in this Easement are for convenience only and shall not be deemed to be a part hereof. The pronouns used herein shall be considered as meaning the person, number, and gender appropriate under the circumstances at any given time.
6. Governing Law. This Easement shall be governed by and construed in accordance with the laws of the State of Ohio.
7. Modification. This Easement, or any easement or covenant set forth herein, may not be amended, terminated, rescinded or otherwise modified, in whole or in part, except by a written instrument executed by the parties hereto with reference made to this Easement.
8. Benefit. This Easement shall run with the land and inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors and assigns.
9. Authority. Grantor represents and warrants that it has the full right and authority to enter into this Easement and grants the rights hereby conveyed to Grantee.

IN WITNESS WHEREOF, the parties hereto have set their hands as of the date set forth above.

GRANTOR:

Northwest Chapel Grace Brethren Church

By: _____

Its: _____

GRANTEE:

City of Dublin, Ohio, an Ohio Municipal Corporation

Dana L. McDaniel, City Manager

{ACKNOWLEDGEMENTS ON THE FOLLOWING PAGE}

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this ____ day of _____, 2016, before me, the subscriber, a Notary Public in and for said county and state, personally came Dana L. McDaniel, City Manager of the CITY OF DUBLIN, OHIO, an Ohio municipal corporation, who acknowledged the signing thereof to be his free act and deed for and on behalf of the municipal corporation.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

STATE OF OHIO)
COUNTY OF FRANKLIN) SS:

BE IT REMEMBERED, that on this _____ day of _____, 2016, before me, the subscriber, a Notary Public in and for said County, personally came the above named _____, the _____ of Grantor in the foregoing Temporary Easement, and acknowledged the signing of the same to be his/her voluntary act and deed for and on behalf of Northwest Chapel Grace Brethren Church.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal, on the day and year last aforesaid.

Notary Public

This Instrument Prepared By:
Frost Brown Todd LLC
One Columbus
10 West Broad Street
Columbus, Ohio 43215

EXHIBIT "A"

20-WD

**DESCRIPTION OF A 0.728 ACRE RIGHT-OF-WAY PARCEL
ALL RIGHT, TITLE AND INTEREST IN FEE SIMPLE IN THE FOLLOWING DESCRIBED
PROPERTY WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey (VMS) number 3453, being part of those 1.136 acre, 2.802 acre and 10.000 acre tracts of land described in deeds to **Northwest Chapel Grace Brethren Church**, of record in Instrument Number 200408060184262, Instrument Number 199912100304439 and Official Record 8660 G12, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, said parcel being more particularly bounded and described as follows:

Commencing for reference at Franklin County Geodetic Survey monument number 7747, said monument being on the west line of said VMS number 3453, being on the east line of VMS number 6953, being at an angle point in the existing centerline of right-of-way for Rings Road;

Thence **North 88 degrees 00 minutes 41 seconds East**, along the existing centerline of right-of-way for said Rings Road, a distance of **490.00 feet** to an iron pin set at the southwest corner of said 1.136 acre tract, being the southeast corner of The Links at Ballantrae Section 1, as recorded in Plat Book 117, page 31, and said point being the **TRUE POINT OF BEGINNING** for the herein described right-of-way parcel;

Thence **North 03 degrees 40 minutes 59 seconds West**, along the west line of said 1.136 acre parcel and along the east line of said The Links at Ballantrae Section 1, a distance of **51.02 feet** to an iron pin set;

Thence across the grantor's land along the following five (5) described courses:

1. **North 88 degrees 00 minutes 41 seconds East**, along a line parallel to and 51.00 feet by perpendicular measure north of the existing centerline of right-of-way for said Rings Road, a distance of **207.82 feet** to an iron pin set;
2. **South 01 degree 59 minutes 19 seconds East**, along a line perpendicular to the previous course, a distance of **11.00 feet** to an iron pin set on the existing north right-of-way line for said Rings Road, being on the north line of that 0.310 acre highway easement described in a deed to County of Franklin, of record in Deed Book 3426, page 345;
3. **North 88 degrees 00 minutes 41 seconds East**, along the existing north right-of-way line for said Rings Road and along the north line of said 0.310 acre highway easement, being a line perpendicular to the previous course, a distance of **258.45 feet** to an iron pin set at the northeast corner of said 0.310 acre highway easement, said iron pin set being on the east line of said 2.802 acre tract, and said iron pin set being on the west line of said 10.000 acre tract;
4. **South 01 degree 58 minutes 22 seconds East**, along the east line of said 2.802 acre tract, along the west line of said 10.000 acre tract and along the east line of said 0.310 acre highway easement, a distance of **10.00 feet** to an iron pin set on the existing north right-of-way line for said Rings Road;
5. **North 88 degrees 00 minutes 41 seconds East**, along the existing north right-of-way line for said Rings Road, a distance of **359.97 feet** the east line of said 10.000 acre tract, being a west line of the Roadway Dedication Plat of Eiterman Road, Rings Road, Easements, and the vacation of a 20 foot Storm Sewer Easement, as recorded in Plat Book 111, page 46;

Thence South 02 degrees 01 minute 30 seconds East, along the east line of said 10.000 acre tract, and along the west line of said Dedication Plat, a distance of 30.00 feet to a MAG nail set on the existing centerline of right-of-way for said Rings Road, being the southeast corner of the grantor's land, being the southwest corner of said Dedication Plat;

Thence South 88 degrees 00 minutes 41 second West, along the existing centerline of right-of-way for said Rings Road, along the south line of the grantor's land, a distance of 824.75 feet to the TRUE POINT OF BEGINNING for the herein described right-of-way parcel.

The above described right-of-way parcel contains a total area of 0.728 acres (0.628 acres with the present road occupied), of which 0.153 acres (0.090 acres within the present road occupied) is located within Franklin County Auditor's parcel number 274-000039, 0.328 acres (0.291 acres within the present road occupied) is located within located within Franklin County Auditor's parcel number 274-000087 and 0.247 acres (all of which lies within the present road occupied) is located within Franklin County Auditor's parcel number 274-000116.

The bearings described herein are based on Grid North (reference North 83 degrees 49 minutes 54 seconds East for the centerline of Rings Road between Franklin County Geodetic Survey monuments 0049 and 7747) as 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.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint-PS 8438".

The above described right-of-way parcel was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on September 30, 2015, is based on an actual 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, PS
Registered Professional Surveyor No. 8438



10/20/2015
Date

0-110-F		
Split	Split	Split
0.153 acms	0.328 acms	0.247 acms
out of	out of	out of
(274)	(274)	(274)
39	87	116
+	+	



PROJ. NO. 13.517
 DRAWN BY: MJW
 CHECKED BY: BPB
 DATE: 7/6/2015

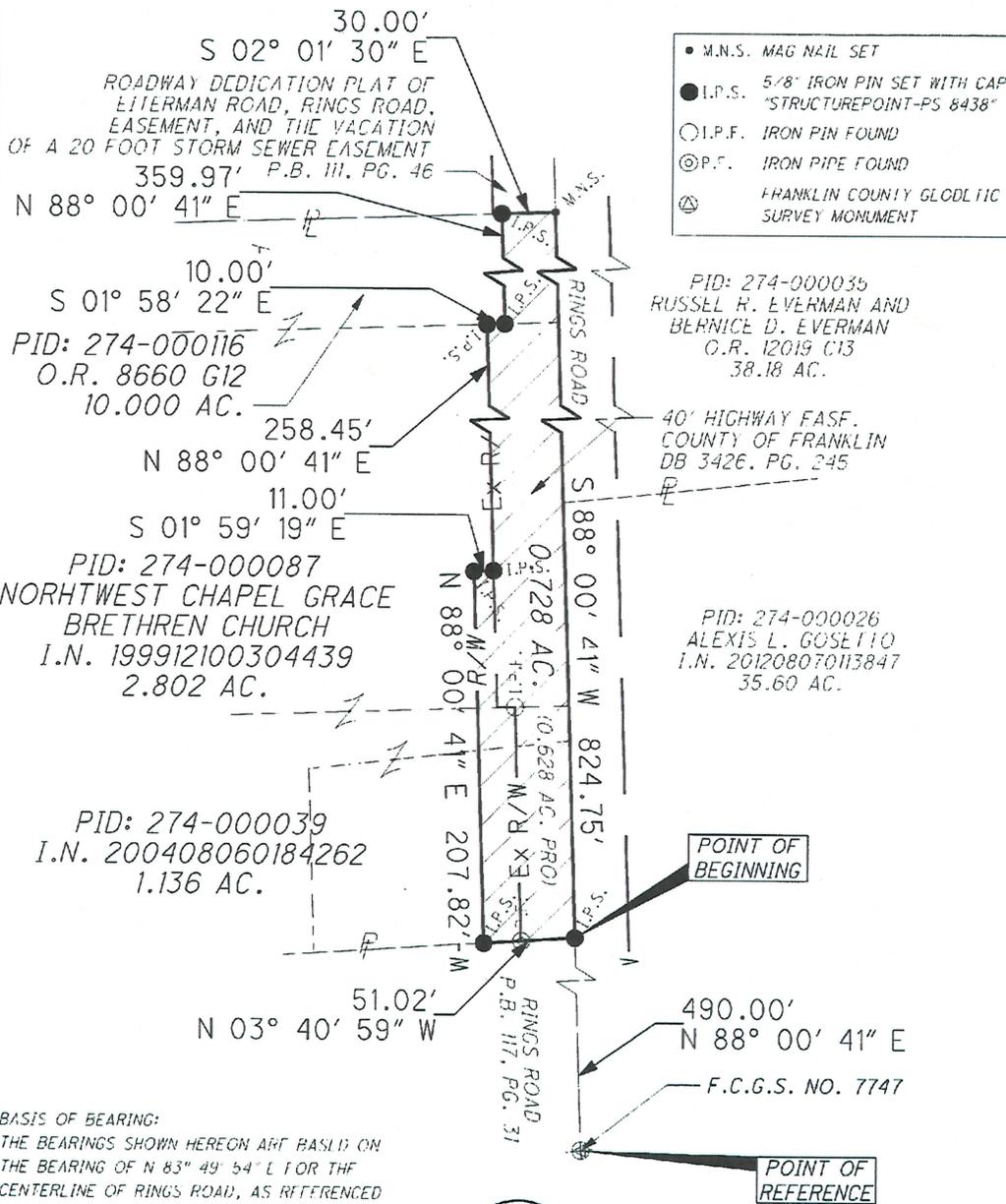


AMERICAN
STRUCTUREPOINT
 INC.

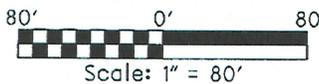
2550 CORPORATE EXCHANGE DR, STE 300
 COLUMBUS, OH 43231
 TEL 614.901.2235 FAX 614.901.2236
 www.structurepoint.com

EXHIBIT "B"
 20-WD
 0.728 AC. FEE R/W
 ACQUIRED FROM
 NORTHWEST CHAPEL GRACE
 BRETHREN CHURCH

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN
 CITY OF DUBLIN, LOCATED IN VIRGINIA MILITARY SURVEY
 NUMBER 3453



BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 83° 49' 54" E FOR THE CENTERLINE OF RINGS ROAD, AS REFERENCED TO THE OHIO STATE PLANNED COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AS ESTABLISHED UTILIZING A GPS SURVEY ORIGINATING ON FRANKLIN COUNTY ENGINEER'S OFFICE PUBLISHED MONUMENTS "0049" AND "7747".



NOTE:
 SUBJECT TO A BLANKET GAS LINE EASEMENT IN FAVOR OF COLUMBIA GAS OF OHIO, INC. OF 11/COHU IN D.B. 2930, PAGE 311 AND D.B. 2933, PAGE 632.

I HEREBY CERTIFY THAT:
 THIS DRAWING REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY OF THE PLRLMISLS PERFORMED BY AMERICAN STRUCTUREPOINT, INC., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian P. Bingham 10/24/2015
 BRIAN P. BINGHAM, P.S. NO. 8438 DATE
 AMERICAN STRUCTUREPOINT, INC.



EXHIBIT "A"

20-P

**DESCRIPTION OF A 0.154 ACRE PERMANENT EASEMENT
FOR UTILITIES, GRADING AND A SHARED-USE PATH**

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey (VMS) number 3453, being part of those 10.000 acre and 2.802 acre tracts of land described in a deed to **Northwest Chapel Grace Brethren Church**, of record in Official Record 860 G12 and Instrument Number 199912100304439, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, said parcel being more particularly bounded and described as follows:

Commencing for reference at a MAG nail set on the existing centerline of right-of-way for Rings Road, being the southeast corner of said 10.000 acre tract, being the southwest corner of the Roadway Dedication Plat of Eiterman Road, Rings Road, Easements, and the vacation of a 20 foot Storm Sewer Easement, as recorded in Plat Book 111, page 46;

Thence **North 02 degrees 01 minute 30 seconds West**, along the east line of said 10.000 acre tract and along the west line of said Dedication Plat, a distance of **30.00 feet** to an iron pin set on the existing north right-of-way line for said Rings Road, said point being the **TRUE POINT OF BEGINNING** for the herein described path easement;

Thence across the grantor's land along the following five (5) described courses:

1. **South 88 degrees 00 minutes 41 seconds West**, along the existing north right-of-way line for said Rings Road, a distance of **359.97 feet** to an iron pin set on the east line of that 0.310 acre highway easement described in a deed to County of Franklin, of record in Deed Book 3426, page 245;
2. **North 01 degrees 59 minutes 19 seconds West**, along the east line of said 0.310 acre highway easement, being a line perpendicular to the previous course, a distance of **10.00 feet** to an iron pin set at a point on the existing north right-of-way line for said Rings Road, said iron pin set being at the northeast corner of said 0.310 acre highway easement
3. **South 88 degrees 00 minutes 41 seconds West**, along the existing north right-of-way line for said Rings Road and along the north line of said 0.310 acre highway easement, being a line perpendicular to the previous course, a distance of **258.45 feet** to an iron pin set on a proposed north right-of-way line for said Rings Road;
4. **North 01 degree 59 minutes 19 seconds West**, along said proposed north right-of-way line for said Rings Road, being a line perpendicular to the previous course, a distance of **5.00 feet** to an iron pin set;
5. **North 88 degrees 00 minutes 41 seconds East**, along a line perpendicular to the previous course, a distance of **618.41 feet** to an iron pin set on the east line of said 10.000 acre tract, being the west line of that original 31.2167 acre tract of land described in a deed to Board of Education of the Hilliard City School District, of record in Instrument Number 200111140263522;

Thence **South 02 degrees 01 minutes 30 seconds East**, along the east line of the grantor's land, along the west line of said original 31.2167 acre tract and along the west line of said Dedication Plat, a distance of **15.00 feet** to the **TRUE POINT OF BEGINNING** for the herein described path easement.

The above described path easement contains a total area of 0.154 acres, of which 0.030 acres is located within Franklin County Auditor's parcel number 274-000087 and 0.124 acres is located within Franklin County Auditor's parcel number 274-000116.

The bearings described herein are based on Grid North (reference North 83 degrees 49 minutes 54 seconds East for the centerline of Rings Road between Franklin County Geodetic Survey monuments 0049 and 7747) as 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.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint-PS 8438".

The above described path easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on September 30, 2015, is based on an actual 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, PS
Registered Professional Surveyor No. 8438



10/20/2015
Date

0-110-F
Reduce Assessed
Average Only
ROW Easement
0.030 acre
out of
(274)
87
+
0.124 acre
out of
(274)
116

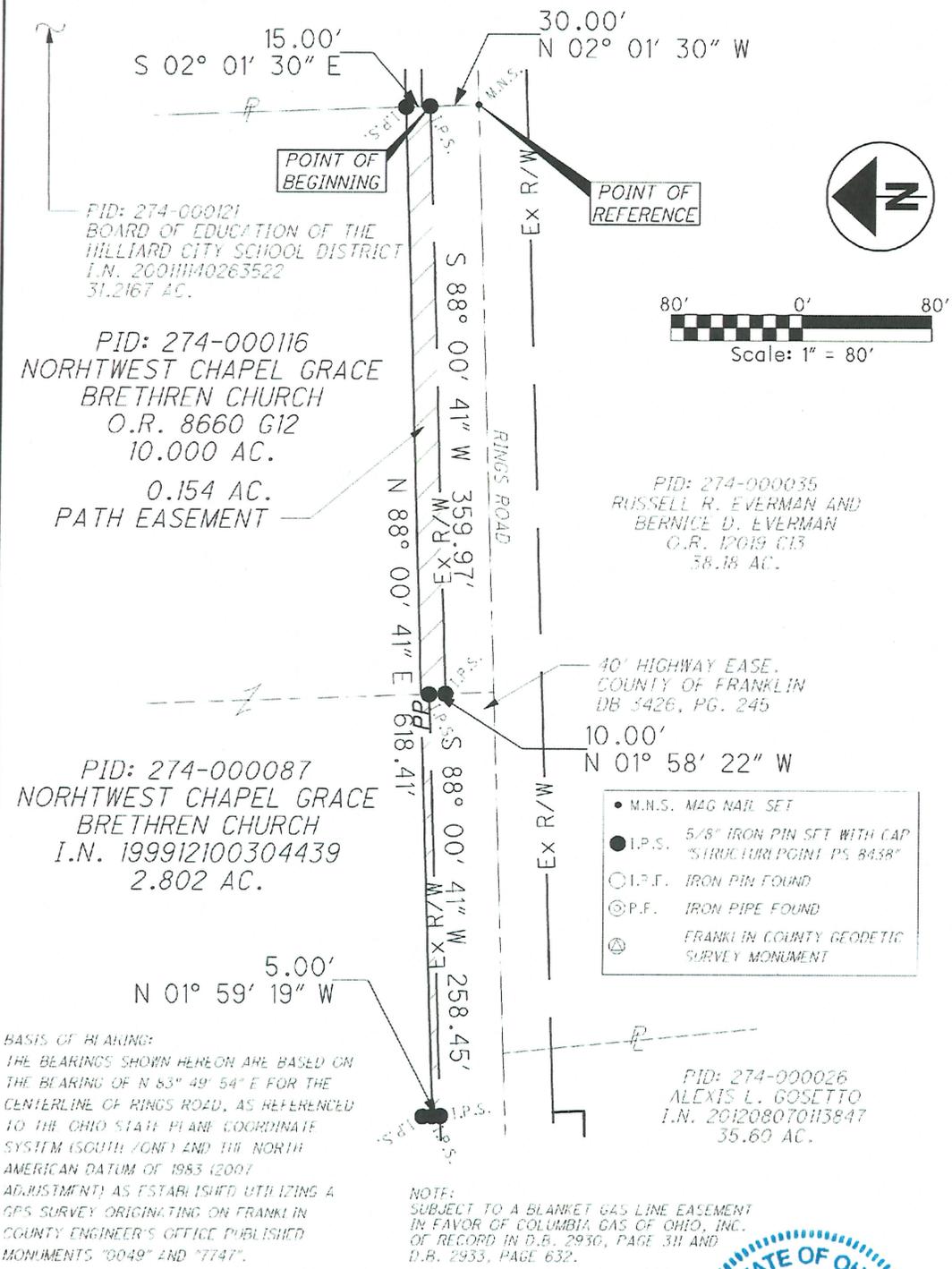


PROJ. NO. 13.517
 DRAWN BY: MJW
 CHECKED BY: BPB
 DATE: 7/7/2015

AMERICAN STRUCTUREPOINT
 2550 CORPORATE EXCHANGE DR, STE 300
 COLUMBUS, OH 43231
 TEL 614.901.2235 FAX 614.901.2238
 www.structurepoint.com

EXHIBIT "B"
 20-P
0.154 AC. PATH EASEMENT
 ACQUIRED FROM
NORTHWEST CHAPEL GRACE
BRETHREN CHURCH

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN
 CITY OF DUBLIN, LOCATED IN VIRGINIA MILITARY SURVEY
 NUMBER 3453



BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 83° 49' 54" E FOR THE CENTERLINE OF RINGS ROAD, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AS ESTABLISHED UTILIZING A GPS SURVEY ORIGINATING ON FRANKLIN COUNTY ENGINEER'S OFFICE PUBLISHED MONUMENTS "0049" AND "7747".

NOTE:
 SUBJECT TO A BLANKET GAS LINE EASEMENT IN FAVOR OF COLUMBIA GAS OF OHIO, INC. OF RECORD IN D.B. 2930, PAGE 311 AND D.B. 2933, PAGE 632.

I HEREBY CERTIFY THAT:
 THIS DRAWING REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED BY AMERICAN STRUCTUREPOINT, INC., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian P. Bingham
 BRIAN P. BINGHAM, P.S. NO. 8438
 AMERICAN STRUCTUREPOINT, INC.
 DATE: 10/29/2015



EXHIBIT "A"

20-T-1

DESCRIPTION OF A 0.156 ACRE TEMPORARY CONSTRUCTION EASEMENT
TO PERFORM GRADING AND DRIVE RECONSTRUCTION

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey (VMS) number 3453, being part of those 10.000 acre and 2.802 acre tracts of land described in a deed to **Northwest Chapel Grace Brethren Church**, of record in Official Record 860 G12 and Instrument Number 199912100304439, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, said parcel being more particularly bounded and described as follows:

Commencing for reference at a MAG nail set on the existing centerline of right-of-way for Rings Road, being the southeast corner of said 10.000 acre tract, being the southwest corner of the Roadway Dedication Plat of Eiterman Road, Rings Road, Easements, and the vacation of a 20 foot Storm Sewer Easement, as recorded in Plat Book 111, page 46;

Thence **North 02 degrees 01 minute 30 seconds West**, along the east line of said 10.000 acre tract, along the west line of said Dedication Plat and along the west line of that original 31.2167 acre tract of land described in a deed to Board of Education of the Hilliard City Scholl District, of record in Instrument Number 200111140263522, a distance of **45.00 feet** to an iron pin set on a proposed path easement for said Rings Road, said iron pin set being the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

Thence across the grantor's land along the following three (3) described courses:

1. **South 88 degrees 00 minutes 41 seconds West**, along said proposed path easement, a distance of **618.41 feet** to and iron pin set on a proposed north right-of-way line for said Rings Road;
2. **North 01 degree 59 minutes 19 seconds West**, along said proposed north right-of-way line for said Rings Road, being a line perpendicular to the previous course, a distance of **11.00 feet** to a point;
3. **North 88 degrees 00 minutes 41 seconds East**, along a line perpendicular to the previous course, a distance of **618.40 feet** to the east line of said 10.000 acre tract, being the west line of said original 31.2167 acre tract;

Thence **South 02 degrees 01 minutes 30 seconds East**, along the east line of said 10.000 acre tract and along the west line of said original 31.2167 acre tract, a distance of **11.00 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement.

The above described temporary easement contains a total area of **0.156 acres**, of which 0.065 acres is located within located within Franklin County Auditor's parcel number 274-000087 and 0.091 acres is located within Franklin County Auditor's parcel number 274-000116.

The bearings described herein are based on Grid North (reference North 83 degrees 49 minutes 54 seconds East for the centerline of Rings Road between Franklin County Geodetic Survey monuments 0049 and 7747) as 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.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint-PS 8438".

The above described temporary easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on July 10, 2015, is based on an actual 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, PS
Registered Professional Surveyor No. 8438



10/20/2015
Date

PROJ. NO. 13.517
 DRAWN BY: MJW
 CHECKED BY: BPB
 DATE: 7/7/2015



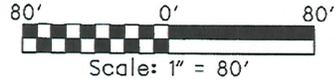
2550 CORPORATE EXCHANGE DR, STE 300
 COLUMBUS, OH 43231
 TEL 614.901.2235 FAX 614.901.2236
 www.structurepoint.com

EXHIBIT "B"
20-T-1
0.156 AC. TEMP EASEMENT
ACQUIRED FROM
NORTHWEST CHAPEL GRACE
BRETHREN CHURCH

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN
 CITY OF DUBLIN, LOCATED IN VIRGINIA MILITARY SURVEY
 NUMBER 3453

PID: 274-000121
 BOARD OF EDUCATION OF THE
 HILLIARD CITY SCHOOL DISTRICT
 I.N. 20011140263522
 31.2167 AC.

POINT OF
 BEGINNING



11.00'
 S 02° 01' 30" E

0.156 AC.
 TEMPORARY EASEMENT

POINT OF
 REFERENCE

45.00'
 N 02° 01' 30" W

PID: 274-000116
 NORHTWEST CHAPEL GRACE
 BRETHREN CHURCH
 O.R. 8660 G12
 10.000 AC.

PID: 274-000035
 RUSSELL R. EVERMAN AND
 BERNICE D. EVERMAN
 O.R. 12019 C13
 38.18 AC.

PID: 274-000087
 NORHTWEST CHAPEL GRACE
 BRETHREN CHURCH
 I.N. 199912100304439
 2.802 AC.

- M.M.S. MAG NAIL SET
- I.P.S. 5/8" IRON PIN SET WITH CAP "STRUCTUREPOINT-PS 8438"
- I.P.F. IRON PIN FOUND
- ⊙ P.F. IRON PIPE FOUND
- Ⓐ FRANKLIN COUNTY GEODETIC SURVEY MONUMENT

11.00'
 N 01° 59' 19" W

BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE BASED ON
 THE BEARING OF N 83° 49' 54" E FOR THE
 CENTERLINE OF RINGS ROAD, AS REFERENCED
 TO THE OHIO STATE PLANE COORDINATE
 SYSTEM (SOUTH ZONE) AND THE NORTH
 AMERICAN DATUM OF 1983 (2007
 ADJUSTMENT) AS ESTABLISHED UTILIZING A
 GPS SURVEY ORIGINATING ON FRANKLIN
 COUNTY ENGINEER'S OFFICE PUBLISHED
 MONUMENTS "0049" AND "7747".

I HEREBY CERTIFY THAT:
 THIS DRAWING REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY
 OF THE PREMISES PERFORMED BY AMERICAN STRUCTUREPOINT, INC., AND
 IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PID: 274-000026
 ALEXIS L. GOSETTO
 I.N. 201208070113847
 35.60 AC.



Brian P. Bingham
 BRIAN P. BINGHAM, P.S. NO. 8438
 AMERICAN STRUCTUREPOINT, INC.
 DATE 10/20/2015

EXHIBIT "A"

20-T-2

DESCRIPTION OF A 0.003 ACRE TEMPORARY CONSTRUCTION EASEMENT
TO PERFORM GRADING

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Virginia Military Survey (VMS) number 3453, being part of that 1.136 acre tract of land described in a deed to **Northwest Chapel Grace Brethren Church**, of record in Instrument Number 200408060184262, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, said parcel being more particularly bounded and described as follows:

Commencing for reference at a point on the existing centerline of right-of-way for Rings Road, being the southwest corner of said 1.136 acre tract, being the southeast corner of The Links at Ballantrae Section 1, as recorded in Plat Book 117, page 31;

Thence **North 03 degrees 40 minutes 59 seconds West**, along the west line of said 1.136 acre tract and along the east line of said The Links at Ballantrae Section 1, a distance of **51.02 feet** to an iron pin set on a proposed north right-of-way line for said Rings Road;

Thence across the grantor's land along the following five (5) described courses:

1. **North 88 degrees 00 minutes 41 seconds East**, along a proposed north right-of-way line for said Rings Road, a distance of **10.96 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement;
2. **North 01 degree 59 minutes 19 seconds West**, along a line perpendicular to the previous course, a distance of **5.00 feet** to a point;
3. **North 88 degrees 00 minutes 41 seconds East**, along a line perpendicular to the previous courses, a distance of **30.00 feet** to a point;
4. **South 01 degree 59 minutes 19 seconds East**, along a line perpendicular to the previous course, a distance of **5.00 feet** to a point on a proposed north right-of-way line for said Rings Road;
5. **South 88 degrees 00 minutes 41 seconds West**, along a proposed north right-of-way line for said Rings Road, a distance of **30.00 feet** to the **TRUE POINT OF BEGINNING** for the herein described temporary easement;

The above described temporary easement contains a total area of **0.003 acres** located within Franklin County Auditor's parcel number 274-000039.

The bearings described herein are based on Grid North (reference North 83 degrees 49 minutes 54 seconds East for the centerline of Rings Road between Franklin County Geodetic Survey monuments 0049 and 7747) as 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.

Iron pins set are 30" by 5/8" diameter rebar with caps stamped "Structurepoint-PS 8438".

The above described temporary easement was prepared under the direct supervision of Brian P. Bingham, Registered Professional Surveyor No. 8438 on July 14, 2015, is based on an actual 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, PS
Registered Professional Surveyor No. 8438



10/20/2015
Date

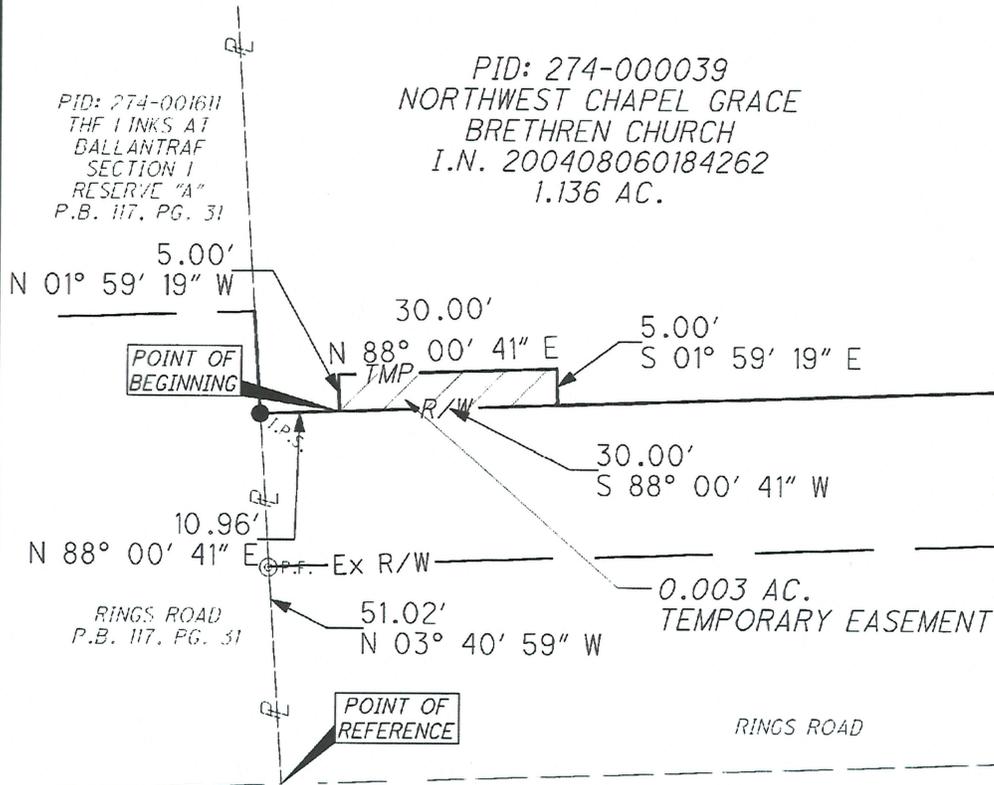
PROJ. NO. 13.517
 DRAWN BY: MJW
 CHECKED BY: BPB
 DATE: 7/14/2015



2550 CORPORATE EXCHANGE DR, STE 300
 COLUMBUS, OH 43231
 TEL 614.901.2235 FAX 614.901.2236
 www.structurepoint.com

EXHIBIT "B"
20-T-2
0.003 AC. TEMP EASEMENT
ACQUIRED FROM
NORTHWEST CHAPEL GRACE
BRETHREN CHURCH

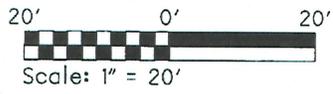
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN
 CITY OF DUBLIN, LOCATED IN VIRGINIA MILITARY SURVEY
 NUMBER 3453



PID: 274-000039
 NORTHWEST CHAPEL GRACE
 BRETHREN CHURCH
 I.N. 200408060184262
 1.136 AC.

PID: 274-001611
 THE LINKS AT
 BALLANTRAF
 SECTION 1
 RESERVE "A"
 P.B. 117, PG. 31

- M.N.S. MAG NAIL SET
- P.S. 5/8" IRON PIN SET WITH CAP "STRUCTUREPOINT PS 8438"
- I.P.F. IRON PIN FOUND
- P.K.F. PK NAIL FOUND
- ⊙ FRANKLIN COUNTY GEODETIC SURVEY MONUMENT



BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF N 83° 49' 54" E FOR THE CENTERLINE OF RINGS ROAD, AS REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM (SOUTH ZONE) AND THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AS ESTABLISHED UTILIZING A GPS SURVEY ORIGINATING ON FRANKLIN COUNTY ENGINEER'S OFFICE PUBLISHED MONUMENTS "0049" AND "7747".

I HEREBY CERTIFY THAT:
 THIS DRAWING REPRESENTS THE RESULTS OF AN ACTUAL FIELD SURVEY OF THE PREMISES PERFORMED BY AMERICAN STRUCTUREPOINT, INC., AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Brian P. Bingham
 Brian P. Bingham, No. 8438
 AMERICAN STRUCTUREPOINT, INC.
 DATE: 7/24/2015