



Prepared: 05/10/2019  
Introduced: 05/21/2019  
Revised: 06/03/2019  
Adopted:  
Effective:

## ORDINANCE O-15-2019

**AN ORDINANCE TO ACCEPT TWO LEISURE PATH EASEMENTS OF 0.014 ACRES AND 0.046 ACRES, A SANITARY EASEMENT OF 0.330 ACRES, A DRAINAGE EASEMENT OF 1.460 ACRES, AND RIGHT OF WAY DEDICATION OF 0.184 ACRES AS REQUESTED BY CANINE COMPANIONS FOR INDEPENDENCE, INC.**

**WHEREAS**, the developer, Canine Companions for Independence Inc. is required to grant leisure path easements, a drainage easement, sanitary sewer easement, and right of way dedication to the city as a condition of the development plan approval; and

**WHEREAS**, the City of New Albany will be the recipient (grantee) of the leisure path easements totaling 0.014 acres and 0.046, a sanitary easement of 0.330 acres, a drainage easement of 1.460 acres, and 0.184 of right of way; and

**WHEREAS**, the city engineer has reviewed the easements and right of way dedication and has commented this dedication is appropriate; and

**WHEREAS**, the city will benefit from this dedication of right of way and easements.

**NOW, THEREFORE, BE IT RESOLVED** by Council for the City of New Albany, Counties of Franklin and Licking, State of Ohio, that:

**Section 1.** The city manager is hereby authorized to accept leisure path easements totaling 0.014 acres and 0.046, a sanitary easement of 0.330 acres, a drainage easement of 1.460 acres, and 0.184 of right of way as depicted on Exhibit A.

**Section 2.** It is hereby found and determined that all formal actions of this council concerning and relating to the adoption of this legislation were adopted in an open meeting of the council, and that all deliberations of the council and or any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121 of the Ohio Revised Code.

**Section 3.** Pursuant to Article 6.07(B) of the New Albany Charter, this ordinance shall become effective thirty (30) days after adoption.

**CERTIFIED AS ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Attest:

---

Sloan T. Spalding  
Mayor

---

Jennifer H. Mason  
Clerk of Council

Approved as to form:

---

Mitchell H. Banchefsky  
Law Director

Exhibit A

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

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**GRANT OF PERMANENT 1.460 ACRE DRAINAGE EASEMENT**

KNOW ALL MEN BY THESE PRESENTS: That **Canine Companions for Independence, Inc.** a California company, hereinafter called "Grantor", whose tax mailing address is PO Box 446, Santa Rosa California, for good and valuable consideration paid, grants with general warranty covenants, to the **CITY OF NEW ALBANY**, an Ohio charter municipal corporation ("Grantee"), whose mailing address is 99 West Main Street, New Albany, Ohio 43054, and to its successors and assigns forever, a non-exclusive perpetual drainage easement in, over and under across and through its real property as set forth on the attached **Exhibit "A" and Exhibit "B"** (the "Drainage Easement Area") for the purposes of creating, improving, operating, maintaining, repairing and replacing a storm water drainage facility, storm water piping, and associated improvements. The Drainage Easement Area burdens that certain parcel of real property (Franklin County Parcel No: 222-001944-00) which was conveyed to Grantor by and through that certain deed which is of record with the Office of the Recorder of Franklin County, Ohio as Instrument Number 201509170131078. Grantor hereby covenants to the said Grantee, its successors and assigns, that it is the true and lawful owner of said premises, and lawfully seized of the same in fee simple, and has good right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid.

Grantor, on behalf of itself and its successors and assigns, hereby releases the Grantee from any further claims for compensation or claims for damages resulting from this grant, except that Grantee shall not be released from liability for damage caused by its negligence or that of its employees, agents or contractors. Grantee agrees that it shall restore any real property that is damaged by the exercise of any rights being provided in its favor hereunder. Such restoration shall occur within a reasonable amount of time after such damage occurs and shall be undertaken so as to return the damaged real property to the same or substantially similar condition as existed prior to the occurrence of the damage.

Grantee agrees to hold Grantor harmless up to the extent of its liability insurance coverage in the event the Grantee is found to be liable relative to the installation and/or operation of this drainage easement.

This Drainage Easement shall run with the land and be binding upon and inure to the benefit of the respective personal representatives, successors, transferees, and assigns of the Grantor and the Grantee.

**DRAINAGE EASEMENT**  
**1.460 ACRE**

Situated in the State of Ohio, County of Franklin, City of New Albany, lying in Lot 16, Section 8, Quarter Township 1, Township 2, Range 16, United States Military Lands, and being on, over, and across that 5.001 acre tract conveyed to Canine Companions for Independence, Inc. by deed of record in Instrument Number 201509170131078 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of New Albany – Condit Road, at the southwesterly corner of that 1.148 acre tract conveyed to Mary Ann Counts by deed of record in Instrument Number 201403120029959, the northwesterly corner of that 1.470 acre tract conveyed as Parcel 17WD to State of Ohio by deed of record in Instrument Number 200504010059337;

Thence South 85° 56' 17" East, with the southerly line of said 1.148 acre tract, the northerly line of said 1.470 acre tract and that 6.774 acre tract conveyed to Pharmforce, Inc. by deed of record in Instrument Number 200812030173783, a distance of 249.84 to the southerly common corner of said 1.148 and 5.001 acre tracts, the TRUE POINT OF BEGINNING;

Thence North 03° 11' 33" East, with the line common to said 5.001 and 1.148 acre tracts, a distance of 200.00 feet to a point;

Thence across said 5.001 acre tract, the following courses and distances:

South 85° 56' 17" East, a distance of 155.00 feet to a point;

North 74° 02' 46" East, a distance of 44.00 feet to a point;

South 75° 51' 35" East, a distance of 17.00 feet to a point on the arc of a curve;


With the arc of a curve to the left, having a central angle of 43° 18' 30", a radius of 333.00 feet, an arc length of 251.71 feet, a chord bearing of South 45° 17' 52" East and chord distance of 245.76 feet to a point; and

South 03° 11' 33" West, a distance of 52.01 feet to a point in the southerly line of said 5.001 acre tract, the northerly line of that 10.466 acre tract conveyed to Pharmforce, Inc. by deed of record in Instrument Number 200812030173783;

Thence North 85° 56' 17" West, with the southerly line of said 5.001 acre tract, the northerly line of said 10.466 acre and 6.774 acre tracts, a distance of 397.32 feet to the TRUE POINT OF BEGINNING, containing 1.460 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.



  
Heather L. King  
Professional Surveyor No. 8307

  
Date



**EMH&T**Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3648

emht.com

# DRAINAGE EASEMENT

LOT 16, SECTION 8, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16  
UNITED STATES MILITARY LANDS  
CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: March 1, 2018

Scale: 1" = 100'

Job No: 2017-0308

LINE TABLE

LINE	BEARING	DISTANCE
L1	N74°02'46"E	44.00'
L2	S75°51'35"E	17.00'
L3	S03°11'33"W	52.01'

CANINES COMPANIONS FOR  
INDEPENDENCE, INC.  
11.838 AC. (DEED)  
I.N. 201509170131123CANINE COMPANIONS FOR  
INDEPENDENCE, INC.  
5.001 AC. (DEED)  
I.N. 201509170131078 $\Delta=43^{\circ}18'30"$   
 $R=333.00'$   
 $Ac=251.71'$   
 $ChB=S45^{\circ}17'52"E$   
 $ChD=245.76'$ 

1.460 AC.

MARY ANN COUNTS  
1.148 AC. (DEED)  
I.N. 201403120029959PHARMAFORCE, INC.  
6.774 AC. (DEED)  
I.N. 200812030173783STATE OF OHIO  
PARCEL 17WD  
1.470 AC. (DEED)  
I.N. 200504010059337PHARMAFORCE, INC.  
10.446 AC. (DEED)  
I.N. 200812030173783

By

Heather L. King  
Professional Surveyor No. 8307

Date

3/16/18

100 0 100 200

GRAPHIC SCALE (in feet)

J:\20170308\DWG\04SHEETS\EASEMENTS\20170308-VS-ESMT-DRAN-01.DWG plotted by KING, HEATHER on 3/16/2018 1:26:04 PM last saved by JSCHROEDER on 3/9/2018 4:46:48 PM  
Xrefs:

**SANITARY SEWER EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that **CANINE COMPANIONS FOR INDEPENDENCE, INC.**, a California company ("Grantor"), whose tax mailing address is PO Box 446, Santa Rosa California, for good and valuable consideration received from **THE CITY OF NEW ALBANY, OHIO**, an Ohio home rule charter municipal corporation with its address at 99 W. Main Street, New Albany, Ohio 43054 ("Grantee"), the receipt and sufficiency of which is hereby acknowledged, does hereby grant to Grantee and its successors and assigns forever, all right, title, and interest in and to a 0.020 acre perpetual, non-exclusive easement in, over, under, across, and through the following described real property (the "Easement Area"), for the purposes of constructing, installing, operating, maintaining, repairing, and replacing a sanitary sewer line and appurtenances related thereto (the "Improvements"):

See legal description attached as Exhibit "A" and depiction attached as Exhibit "B" and made a part of this instrument.

The Easement Area is located on a portion of the real property identified as follows:

Franklin County Parcel Nos.: 222-001944-00

Instrument Reference: Instrument Number 201509170131078, Recorder's Office,  
Franklin County, Ohio

Grantee and its agents, contractors, and assigns, at no cost or expense to Grantor, shall be permitted to install and construct the Improvements within the Easement Area. The Improvements shall be designed in accordance with appropriate engineering standards and practices and shall be installed in accordance with plans and specifications approved by Grantee. The Improvements shall be installed and constructed in accordance with all applicable legal requirements and specifications of the City of New Albany, Ohio, and any other local, state, and federal government

IN WITNESS WHEREOF, Grantor, by its duly authorized signatory, has caused this Easement to be executed this \_\_\_\_ day of \_\_\_\_\_, 2019.

**GRANTOR:**

**CANINE COMPANIONS FOR INDEPENDENCE, INC.**  
a California corporation

By: \_\_\_\_\_  
Print name: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF OHIO                    )  
COUNTY OF FRANKLIN        ) SS:

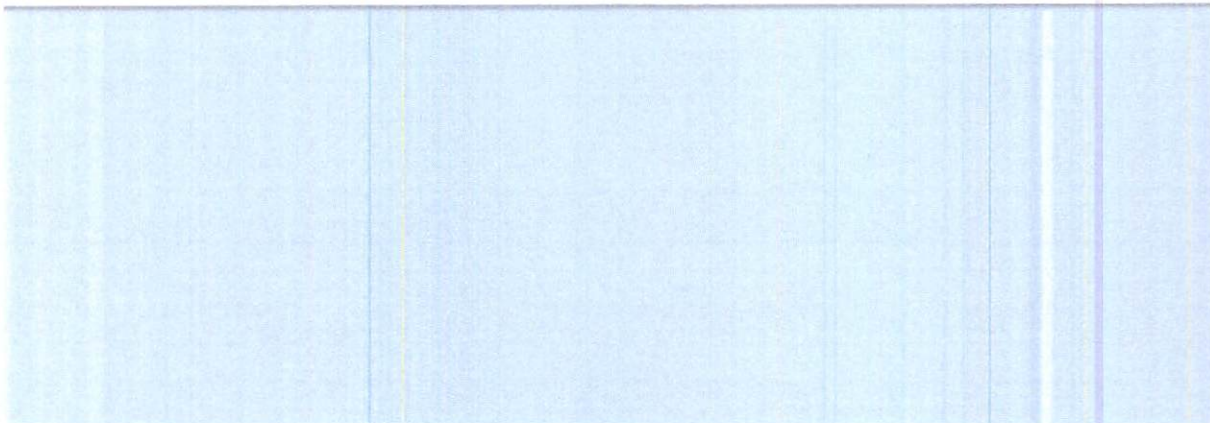
**BE IT REMEMBERED**, that on this \_\_\_\_ day of \_\_\_\_\_, 2019, before me, the subscriber, a Notary Public in and for said county and state, personally came \_\_\_\_\_, on behalf of Canine Companions for Independence, Inc. a California company, who acknowledged the signing thereof to be his/her free act and deed for and on behalf of the Company.

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

\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, Grantee, by its duly authorized signatory, has caused this Easement to be executed this \_\_\_\_ day of \_\_\_\_\_, 2019.

*[Remainder of the page left intentionally blank; Additional Signature follow]*





**SANITARY EASEMENT  
0.330 ACRE**

Situated in the State of Ohio, County of Franklin, City of New Albany, lying in Lot 16, Section 8, Quarter Township 1, Township 2, Range 16, United States Military Lands, being on, over, and across that 11.838 acre tract conveyed to Canine Companion for Independence, Inc. by deed of record in Instrument Number 201509170131123 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a northwesterly corner of said 11.838 acre tract, a southwesterly corner of that 0.574 acre tract conveyed to Zachariah Thompson and Molly Leonard by deed of record in Instrument Number 201706150080820, being in the centerline of New Albany-Condit Road;

Thence South 85° 56' 17" East, with the line common to said 0.574 and 11.838 acre tracts, a distance of 40.00 feet to a point in the proposed easterly right-of-way line of New Albany-Condit Road;

Thence South 03° 11' 33" West, with said proposed easterly right-of-way line, a distance of 121.04 feet to the TRUE POINT OF BEGINNING;

Thence across said 11.838 acre tract, the following courses and distances:

South 86° 11' 35" East, a distance of 308.42 feet to a point; and

North 39° 32' 06" East, a distance of 392.48 feet to a point in the line common to said 11.838 acre tract and that tract conveyed to Darlene J. Toney and David R. Mason by deed of record in 200404270094732;

Thence South 85° 56' 17" East, with said common line, a distance of 24.56 feet to a point;

Thence across said 11.838 acre tract, the following courses and distances:


South 39° 32' 06" West, a distance of 416.98 feet to a point; and

North 86° 11' 35" West, a distance of 318.46 feet to a point on said proposed easterly right-of-way line;

Thence North 03° 11' 33" East, with said proposed easterly right-of-way line, a distance of 20.00 feet to the TRUE POINT OF BEGINNING, containing 0.330 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

  
Heather L. King  
Professional Surveyor No. 8307





Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
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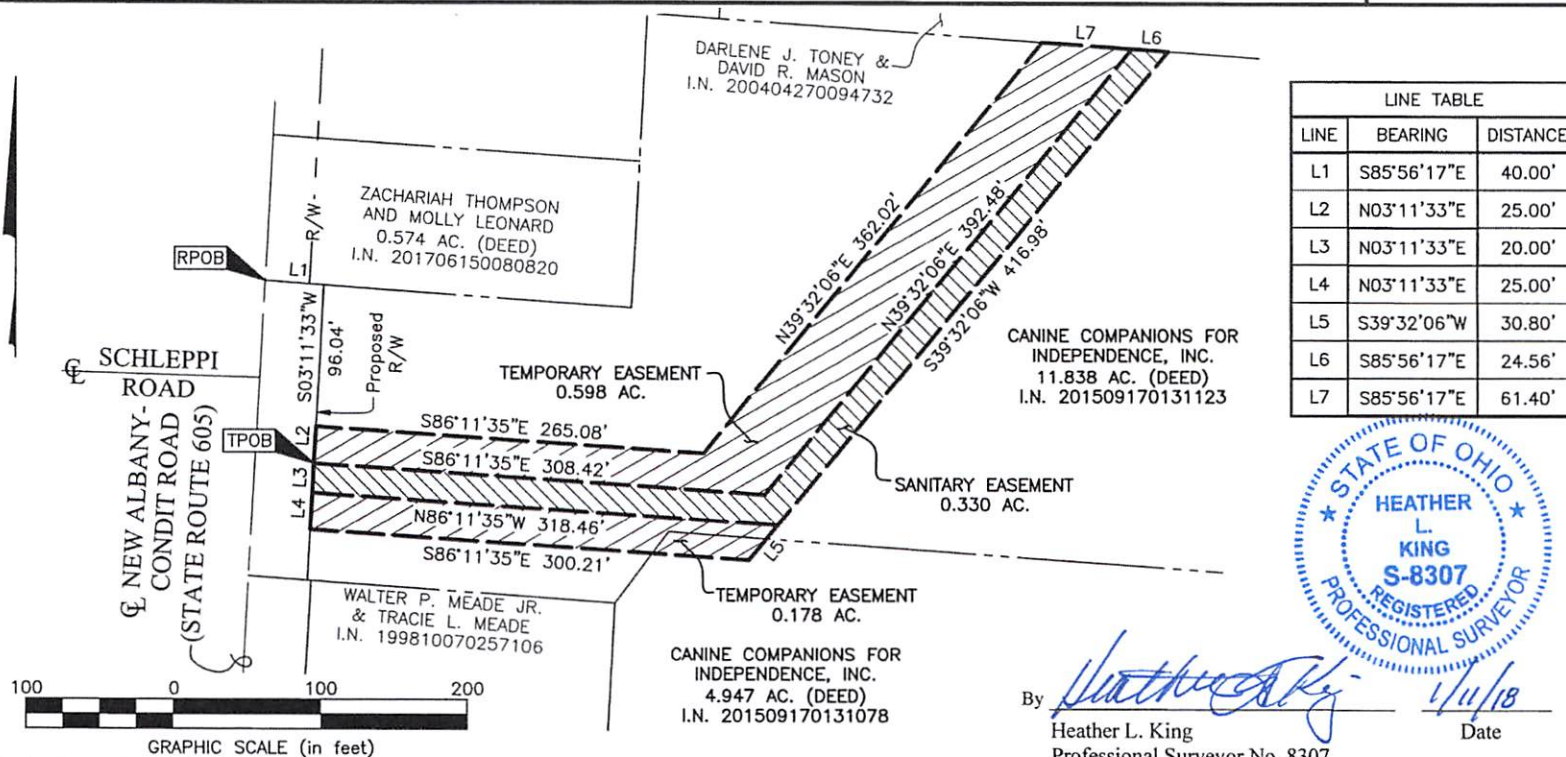
## SANITARY EASEMENT

LOT 16, SECTION 8, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16  
UNITED STATES MILITARY LANDS  
CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO

Date: January 10, 2018

Scale: 1" = 100'

Job No: 2017-0308



By Heather L. King Date 1/11/18  
Heather L. King  
Professional Surveyor No. 8307

J:\20170308\DWG\04SHEETS\EASEMENTS\20170308-VS-ESMT-SSWR-01.DWG plotted by KING, HEATHER on 1/11/2018 5:08:50 PM last saved by HKING on 1/11/2018 5:07:46 PM  
Xrefs: 20170308-CS-REFR-E.DWG

**LEISURE PATH EASEMENT**

KNOW ALL PERSONS BY THESE PRESENTS THAT **CANINE COMPANIONS FOR INDEPENDENCE** ("GRANTOR"), a California corporation, whose tax mailing address is PO Box 446, Santa Rosa California, for good and valuable consideration, which receipt and sufficiency are acknowledged, given by the **CITY OF NEW ALBANY, OHIO** ("GRANTEE"), an Ohio home rule charter municipal corporation, whose tax mailing address is 99 West Main Street, New Albany, Ohio 43054, does hereby grant to Grantee, its successors and assigns, forever, a nonexclusive public access leisure path easement in, over, under, across, and through the following described real property for walking, hiking, bicycling, riding, recreational purposes, and for other purposes consistent therewith, including the right to construct, install, reconstruct, replace, remove, repair, and maintain paved the leisure path (the "Leisure Path") within the easement areas:

**0.014 ACRE AND 0.046 ACRE**

(SEE LEGAL DESCRIPTIONS ATTACHED AS EXHIBIT "A" AND "C", DEPICTION ATTACHED AS EXHIBIT "B", AND MADE A PART OF THIS INSTRUMENT)

**PART OF FRANKLIN COUNTY PARCEL No.: 222-001944-00**

**INSTRUMENT REFERENCES:** 201509170131123 AND 201509170131078  
RECORDER'S OFFICE; FRANKLIN COUNTY, OHIO

Grantee agrees to restore all areas of Grantor's real property that are adjacent to and/or near the Leisure Trail Easement Area which are damaged by Grantee's entry (or by the entry of anyone acting pursuant to a right given to the Grantee hereunder) to a condition that is substantially similar to that which existed prior to such entry.

Grantee has and shall maintain general liability insurance on the Leisure Trail Easement Area insuring against loss of property and injuries to persons, with such insurance to have the same terms and limits of liability as Grantee maintains for public parkland owned by Grantee. It is the intent of this Leisure Trail Easement that Grantor shall have no liability for any claims, losses, damages or injuries that result from Grantee's enjoyment of the rights granted hereunder and not the result of Grantor's negligence.

IN WITNESS WHEREOF, Grantor, Canine Companions for Independence, a California corporation, by its duly authorized representative, voluntarily caused this instrument's execution on this \_\_\_\_ day of \_\_\_\_\_, 2019.

*(SIGNATURES AND ACKNOWLEDGEMENTS ON THE FOLLOWING PAGE)*



Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3448  
emht.com

# LEISURE TRAIL EASEMENTS

LOT 16, SECTION 8, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16  
UNITED STATES MILITARY LANDS  
CITY OF NEW ALBANY, COUNTY OF FRANKLIN, STATE OF OHIO

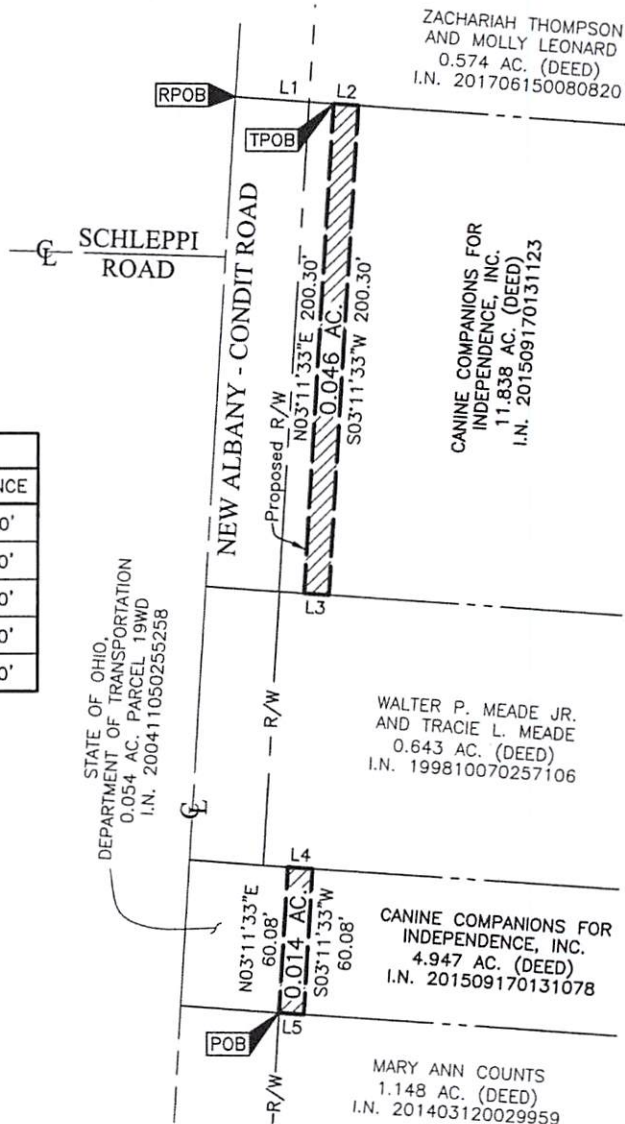
Date: November 15, 2017

Job No: 2017-0308

Scale: 1" = 60'

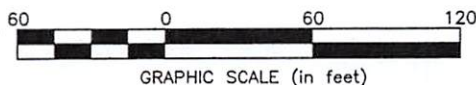
J:\2017\0308\DWG\04SHEETS\EASEMENTS\20170308-VS-ESMT-TIAL-01.DWG plotted by WEBB, TEAGUE on 11/16/2017 2:32:47 PM

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S85°56'17"E	40.00'
L2	S85°56'17"E	10.00'
L3	N85°56'17"W	10.00'
L4	S85°56'17"E	10.00'
L5	N85°56'17"W	10.00'



By Heather L. King  
Heather L. King  
Professional Surveyor No. 8307

Date 11/21/17





**LEISURE TRAIL EASEMENT**  
**0.014 ACRE**

Situated in the State of Ohio, County of Franklin, City of New Albany, lying in Lot 16, Section 8, Quarter Township 1, Township 2, Range 16, United States Military Lands, and being a 10 foot strip of land on, over, and across that 4.947 acre tract conveyed to Canine Companions for Independence, Inc. by deed of record in Instrument Number 201509170131078, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING in the easterly right-of-way line of New Albany-Condit Road, at the southerly common corner of said 4.947 acre tract and that 0.054 acre tract conveyed as Parcel 19WD to State of Ohio, Department of Transportation by deed of record in Instrument Number 200411050255258, in the northerly line of that 1.148 acre tract conveyed to Mary Ann Counts by deed of record in Instrument Number 201403120029959;

Thence North 03° 11' 33" East, with the line common to said 4.947 and 0.054 acre tracts, said easterly right-of-way line, a distance of 60.08 feet to a point in the southerly line of that 0.643 acre tract conveyed to Walter P. Meade Jr. and Tracie L. Meade by deed of record in Instrument Number 199810070257106;

Thence South 85° 56' 17" East, with the line common to said 4.947 and 0.643 acre tracts, a distance of 10.00 feet to a point;

Thence South 03° 11' 33" West, across said 4.947 acre tract, a distance of 60.08 feet to a point in the line common to said 4.947 and 1.148 acre tracts;

Thence North 85° 56' 17" West, with said common line, a distance of 10.00 feet to the POINT OF BEGINNING, containing 0.014 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King  
Professional Surveyor No. 8307

Date

**LEISURE TRAIL EASEMENT  
0.046 ACRE**

Situated in the State of Ohio, County of Franklin, City of New Albany, lying in Lot 16, Section 8, Quarter Township 1, Township 2, Range 16, United States Military Lands, and being a 10 foot strip of land on, over, and across that 11.838 acre tract conveyed to Canine Companions for Independence, Inc. by deed of record in Instrument Number 201509170131123, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of New Albany Condit Road, at the westerly common corner of said 11.838 acre tract and that 0.574 acre tract conveyed to Zachariah Thompson and Molly Leonard by deed of record in Instrument Number 201706150080820;

Thence South 85° 56' 17" East, with the line common to said 11.838 and 0.574 acre tracts, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

Thence South 85° 56' 17" East, continuing with said common line, a distance of 10.00 feet to a point;

Thence South 03° 11' 33" West, across said 11.838 acre tract, a distance of 200.30 feet to a point in the line common to said 11.838 acre tract and that 0.643 acre tract conveyed to Walter P. Meade Jr. and Tracie L. Meade by deed of record in Instrument Number 199810070257106;

Thence North 85° 56' 17" West, with said common line, a distance of 10.00 feet to a point;

Thence North 03° 11' 33" East, across said 11.838 acre tract, with a proposed easterly right-of-way line, a distance of 200.30 feet to the TRUE POINT OF BEGINNING, containing 0.046 acre, more or less.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King  
Professional Surveyor No. 8307

Date

*Heather L. King* 11/24/17

**GENERAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That **Canine Companions for Independence, Inc.** a California company, hereinafter called "Grantor", whose tax mailing address is PO Box 446, Santa Rosa California, for good and valuable consideration paid, grants with general warranty covenants, to the **City of New Albany**, an Ohio home rule charter municipal corporation, hereinafter called "Grantee," whose tax mailing address is 99 West Main Street, New Albany, Ohio 43054, the following described real property:

Situated in the State of Ohio, County of Franklin, and City of New Albany, being a 0.184 acre parcel legally described on **Exhibit "A"** and depicted on **Exhibit "B"**, each of which is attached to this deed (the "Property").

**Prior Reference:** Official Instrument Number 201509170131123 in the Recorder's Office, Franklin County, Ohio

Parcel Number: 222-001944-00

Said Grantor, for itself and its successors and assigns, hereby covenants with the said Grantee, its successor 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 and right and full power to grant, bargain, sell, convey and release the same in the manner aforesaid.

The grant of the Property is subject to easements, conditions, covenants, restrictions and reservations of record, zoning ordinances and legal highways, and real estate taxes and assessments not yet due and payable.

**THE REAL PROPERTY LEGALLY DESCRIBED ON EXHIBIT "A" AND "EXHIBIT B" IS INTENDED BY GRANTEE TO BE HELD FOR USE AS PUBLIC RIGHT-OF-WAY.**

IN WITNESS WHEREOF, the said Grantor has hereunto set its hands this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

*{SIGNATURE AND ACKNOWLEDGEMENT ON THE FOLLOWING PAGE}*



**0.184 ACRE**

Situated in the State of Ohio, County of Franklin, Township of Plain and City of New Albany, lying in Lot 16, Section 8, Quarter Township 1, Township 2, Range 16, United States Military Lands, and being part of that 11.838 acre tract conveyed to Canine Companions for Independence, Inc. by deed of record in Instrument Number 201509170131123, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the centerline intersection of Old Schleppi Road, as dedicated in Road Record 5, Page 209, and New Albany-Condit Road (State Route 605), as shown on the plan for FRA 605-1.665(1.03);

Thence North 03° 35' 05" East, with the centerline of said New Albany-Condit Road, a distance of 63.50 feet to a point;

Thence North 03° 11' 33" East, continuing with said centerline, a distance of 372.08 feet to a magnetic nail set at the westerly common corner of said 11.838 acre tract and that 0.643 acre tract conveyed to Walter P. Meade Jr. and Tracie L. Meade by deed of record in Instrument Number 199810070257106, the TRUE POINT OF BEGINNING;

Thence North 03° 11' 33" East, continuing with said centerline, the westerly line of said 11.838 acre tract, a distance of 200.30 feet to a railroad spike found at the westerly common corner of said 11.838 acre tract and that 0.574 acre tract conveyed to Zachariah Thompson and Molly Leonard by deed of record in Instrument Number 201706150080820;

Thence South 85° 56' 17" East, with the line common to said 11.838 and 0.574 acre tracts, (passing a 3/4 inch rebar found at a distance of 30.26 feet) a total distance of 40.00 feet to an iron pin set;

Thence South 03° 11' 33" West, across said 11.838 acre tract, a distance of 200.30 feet to an iron pin set in the line common to said 11.838 and 0.643 acre tracts;

Thence North 85° 56' 17" West, with said common line, (passing a 3/4 inch iron pin found at a distance of 10.21 feet) a total distance of 40.00 feet to the TRUE POINT OF BEGINNING, containing 0.184 acre, more or less, of which 0.138 acre lies within the existing right-of-way of New Albany-Condit Road.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on North 03° 35' 05" East, for a portion of the centerline of New Albany Condit Road (State Route 605) as shown on the plat for "New Albany Road East" of record in Plat Book 86, Page 78.

This description is based on an actual field survey performed by or under the direct supervision of Heather L. King, Professional Surveyor Number 8307 in April of 2015.



HLK: tnw  
0\_184 ac 20170308-VS-BNDY-01.doc

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Heather L. King* 11/21/17  
Heather L. King Date  
Professional Surveyor No. 8307





Evans, Mechwart, Hambleton & Tilton, Inc.  
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# SURVEY OF ACREAGE PARCEL

LOT 16, SECTION 8, QUARTER TOWNSHIP 1, TOWNSHIP 2, RANGE 16  
UNITED STATES MILITARY LANDS  
CITY OF NEW ALBANY & TOWNSHIP OF PLAIN  
COUNTY OF FRANKLIN, STATE OF OHIO

Date: November 16, 2017

Job No: 2017-0308

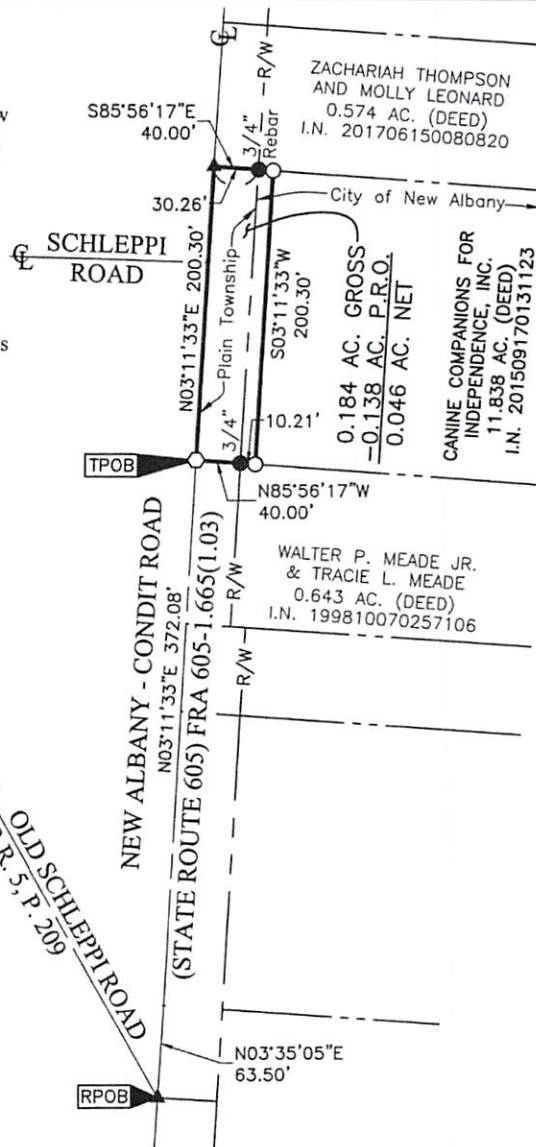
Scale: 1" = 100'

## BASIS OF BEARINGS:

Bearings are based on North 03° 35' 05"  
East, for a portion of the centerline of New  
Albany Condit Road (State Route 605) as  
shown on the plat for "New Albany Road  
East" of record in Plat Book 86, P. 78.

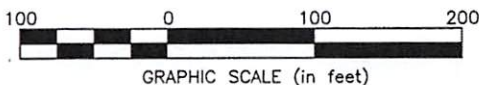
## SURVEY NOTE:

This survey was prepared using documents  
of record, prior plats of survey, and  
observed evidence located by an actual  
field survey.



- = I.P. FND.
- = I.P. SET
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.

I.P. Set are 13/16" I.D. iron pipes  
30" long with cap inscribed EMHT INC.



By

*Heather L. King*

Heather L. King  
Professional Surveyor No. 8307

Date

4/21/17



J:\20170308\DWG\04SHEETS\BOUNDARY\20170308-YS-BNDY-01.DWG plotted by WEBB, TEAGUE on 11/21/2017 11:02:28 AM last saved by TWEBB on 11/21/2017 11:01:27 AM