

Exhibit "A"
Ord. 2022-031

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.0039 Acre Easement
Surveyed for Stebelton

The following described 0.0039 acre easement is situated in the State of Ohio, Franklin County, Village of Groveport, being part of Lot 3 (Parcel 185-002947-00) of Towne Center as recorded in plat Book 116 page 76, and being more particularly described as follows:

Beginning at a 3/4 inch diameter iron pipe and orange plastic cap stamped "Haines 7205" found at the Southeast corner of Lot 130 of the Village of Groveport as recorded in Plat Book 2 page 68-69 and conveyed to David A and Joellen Stebelton by Official Record 04537A13 and a corner to said Lot 3, said pipe bears South 77° 41' 04" West a distance of 102.75 feet from the East line of Front Street;

Thence, with the Southeast line of said Lot 130, **North 59° 04' 14" East** a distance of **35.21 feet** to a point;

Thence, across said Lot 3 with the following two courses:

- 1) **South 10° 50' 03" East** a distance of **10.25 feet** to a point;
- 2) **South 75° 58' 07" West** a distance of **33.12 feet** returning to the **Point of Beginning**, containing **0.0039 Acres** more or less.

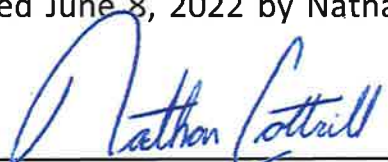
Bearings are based on a GPS observation on June 8, 2022, WGS 1984 Geodetic North, the East line of Front Street is North 12° 15' 30" East.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed June 8, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220423-EASE)

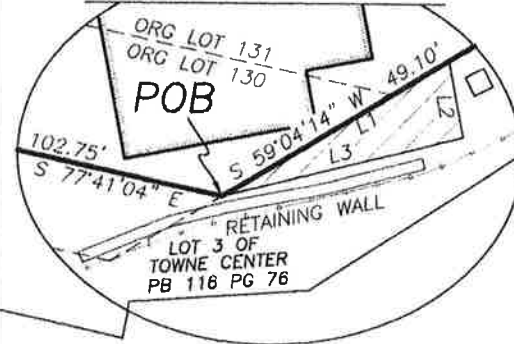



Nathan L. Cottrill, PS #8821

DEED REFERENCE
DAVID A & JOELLEN STEBELTON
 OR 04537A13
PART OF LOTS 130 & 131
 PARCEL No. 185-000109-00
VILLAGE OF GROVEPORT
PB 2 PG 68-69

IMPERVIOUS AREA TOTALS
 EXISTING: 1309 Sq. Feet
 PROPOSED: 2806 Sq. Feet

EASEMENT DETAIL



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 3/4" Ø IRON PIPE (FOUND)
 - 3/4" Ø IRON PIPE W/ ORANGE CAP STAMPED "HAINES 7205"
 - ⊙ 3/4" Ø IRON PIPE W/ YELLOW CAP STAMPED "EHM&T" (FOUND)

EASEMENT
0.0039± ACRES

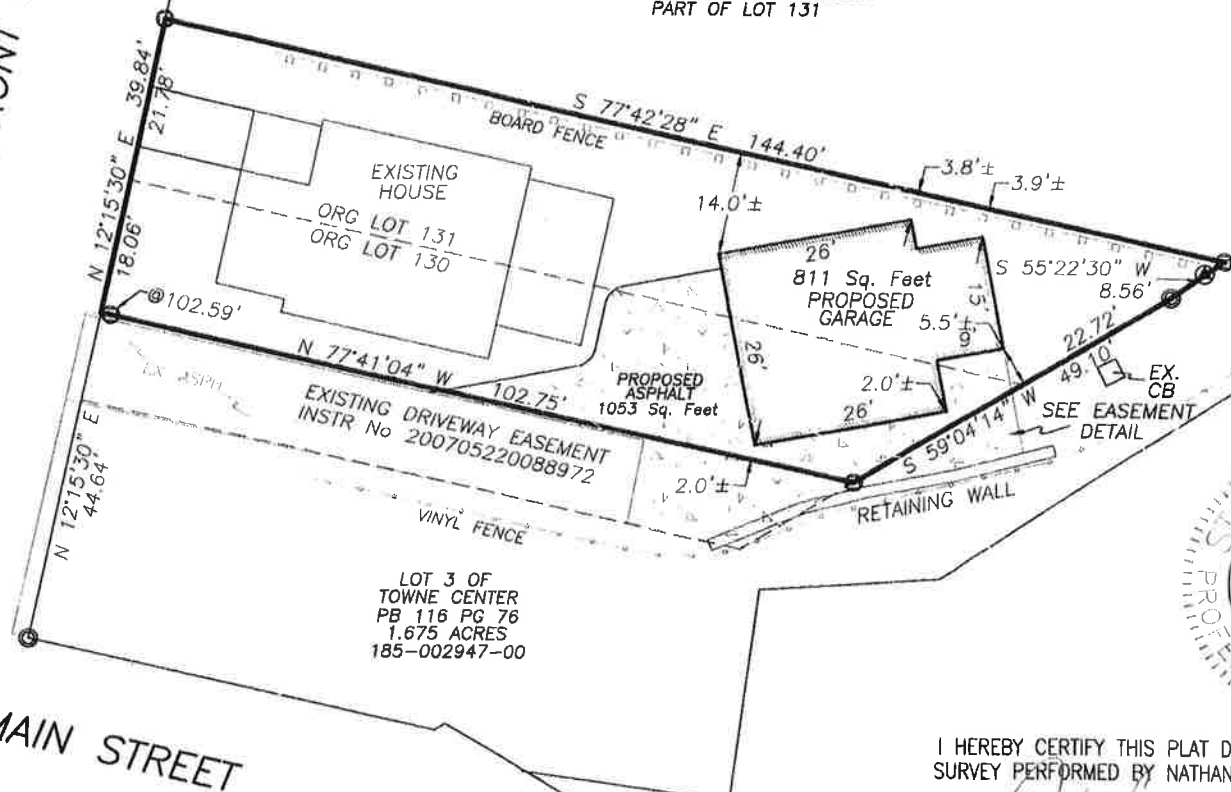
LINE	BEARING	DISTANCE
L1	N 59°04'14" E	35.21'
L2	S 10°50'03" E	10.25'
L3	S 75°58'07" W	33.12'

TIFFANY & JOSEPH TRUKOVICH
 INSTR No 202112080222858
 PART OF LOT 131

BEARING BASED ON A GPS OBSERVATION ON 06/08/22
 WGS 1984 GEODETIC NORTH
 EAST LINE OF FRONT STREET IS N 12°15'30" E

FRONT STREET

MAIN STREET



I HEREBY CERTIFY THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821.

DATE: 07/12/22

COTTRILL SURVEYING, INC
 15882 US 62, MT. STERLING, OH 43143
 www.cottrillsurveying.com
 PHONE 740.869.3811

PARTS OF LOTS 130 & 131
VILLAGE OF GROVEPORT,
FRANKLIN COUNTY, OHIO.

SURVEYED FOR: **STEBELTON**

SCALE : 1" = 20'
 20' 10' 0 20'

DATES	JOB No. S220423
SURVEYED 06/08/22	CREW: NC,AM
DRAWN 06/10/22	DWN BY: NC