

610-218056

PAUL K. MOORE & ASSOCIATES  
6515 E. LIVINGSTON AVE., STE. 12  
REYNOLDSBURG, OHIO 43088  
614-866-9158

83107775

# INGRESS-EGRESS EASEMENT EXHIBIT SANCUS BLVD.

CITY OF COLUMBUS  
FRANKLIN CO., OHIO

## LAZELLE ROAD

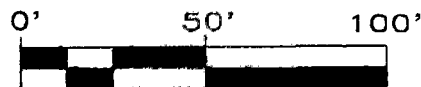
WIDTH VARIES  
PB 70, pg. 55

S 89°59'45" E

RPOB  
RAILROAD SPIKE  
FOUND AND USED

N

The basis of bearings for this survey is the centerline of Sancus Blvd., from the intersection with Lazelle Rd. to the south as being Due South, as shown on the "Dedication Plot of Lazelle Road, Sancus Boulevard, Staffington Drive and Easements", recorded in Plat Book 70, pg. 55, and is used to denote angles only;



DUE SOUTH  
219.98'  
PONY SPIKE USED  
SANCUS BLVD.  
WIDTH VARIES  
PB 70, pg. 55  
R/W

DELTA=07°28'14"  
R=1000.00'  
L=130.38'  
T=65.28'  
LC=130.29'  
CB=S 03°44'03" E

GIUSEPPE A. PINGUE, SR.  
51.713 ACRES  
OR 11433 G-02

ZANSCO, LTD.  
8.386 ACRES  
OR 27870 F-05

POB 0.832 ACRES  
S 89°59'45" E  
190.92'  
231.00'

DELTA=10°26'39"  
R=950.00'  
L=173.17'  
T=86.83'  
LC=172.93'  
CB=N 13°05'14" W

PROPOSED SPLIT  
AREA = 36250 SQ. FT.  
0.832 ACRES

S 00°44'02" E  
168.45'

DELTA=17°21'53"  
R=1000.00'  
L=303.07'  
T=152.71'  
LC=301.91'  
CB=S 08°40'53" E

0.068 ACRES  
CITY OF COLUMBUS  
EXHIBIT A  
OR 28998 G-20  
O.D. R/W LINE  
BUILDING SET-BACK LINE  
PB 70, pg. 55

POB EASEMENT N 89°59'45" W  
S 89°59'45" E  
52.52'

194.00'  
N 89°59'45" W  
186.70'

DELTA=07°26'23"  
R=950.00'  
L=123.35'  
T=81.78'  
LC=123.27'  
CB=N 22°01'45" W

INGRESS/EGRESS EASEMENT  
AREA = 4190 SQ.FT  
0.096 ACRES

ZANSCO, LTD.  
8.386 ACRES  
OR 27870 F-05

DELTA=01°24'12"  
R=950.00'  
L=23.27'  
T=11.64'  
LC=23.27'  
CB=N 19°00'40" W

P-K NAIL FOUND  
NOT USED  
0.23' N  
0.15' E

IRON PIN FOUND W/CAP  
"EDM"  
0.1' BELOW  
USED

STAFFINGTON DR.  
60' WIDE

Reginald J. Wood  
RS 7745



SHARON 83107775