

**PARCEL 12 - SV
0.024 ACRE
SEWER EASEMENT
PROVIDES THE RIGHT TO CONSTRUCT TO PERPETUALLY MAINTAIN SEWER
IMPROVEMENTS AND APPURTENANCES THERETO
IN THE NAME AND FOR THE USE OF
FRANKLIN COUNTY COMMISSIONERS, FRANKLIN COUNTY, OHIO**

[Surveyor's description of the premises follows]

Being a parcel of land lying on the left side of the centerline of right-of-way of Central College Road and on the left side of the centerline of right-of-way of Lee Road as shown on a centerline survey plat set made in 2023 for the City of Columbus titled "Central College and Ulry Road Reconstruction" as recorded in Plat Book _____, Pages _____ of the record of Franklin County, Ohio:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 1, Township 2 North, Range 17 West, United States Military District, and being on, over and across that 27.869 acre tract conveyed to Sprucecommonsplus, LLC by deed of record in Instrument Number 202111050202346, (all references are to the records of the Recorder's Office, Franklin County, Ohio) being more particularly described as follows:

Beginning, for reference, at an angle point in the westerly right-of-way line of Lee Road (80 feet right-of-way), at a common corner of said 27.869 acre tract and that tract conveyed to Franklin County Commissioner by deed of record in Official Record 23150H09, located 67.36 feet left of existing centerline of right-of-way of Central College Road station 27+23.51 and 40.00 feet left of existing centerline of right-of-way of Lee Road station 81+92.00;

Thence North 38° 07' 08" East, with the line common to said 27.869 acre tract and said Franklin County Commissioner tract and said westerly right-of-way line, a distance of 12.20 feet to a point, the TRUE POINT OF BEGINNING, located 40.00 feet left of existing centerline of right-of-way of Lee Road station 82+04.20;

EXHIBIT A

Thence across the said 27.869 acre tract the following courses and distances:

North 87° 42' 44" West, a distance of 6.17 feet to a point, located 45.00 feet left of existing centerline of right-of-way of Lee Road station 82+00.59;

North 38° 07' 08" East, a distance of 213.55 feet to a point in the southerly right-of-way line of said Old Central College Road West, located 45.00 feet left of existing centerline of right-of-way of Lee Road station 84+14.14; and

South 75° 06' 20" East with said southerly right-of-way line, a distance of 5.44 feet to a point in the line common to said 27.869 acre tract and said Franklin County Commissioners tract, located 40.00 feet left of existing centerline of right-of-way of Lee Road station 84+16.29;

Thence South 38° 07' 08" West, with said common line and the westerly right-of-way line of Lee Road, a distance of 212.08 feet to the TRUE POINT OF BEGINNING, containing 0.024 acre, more or less, of which the present road occupies 0.000 acre from Auditor's Parcel Number 600-303206

The Bearings shown herein are based on the Ohio State Plane Coordinate System (South Zone) as per NAD83 (NSRS 2007). Control for bearings was from coordinates of monuments D5RESET and 8825RESET, having a bearing of South 45° 01' 28" West, established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

This description is based on an actual field survey performed by or under the direct supervision of Joshua M. Meyer, Professional Surveyor Number 8485 in 2020, 2021 and 2022.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Joshua M. Meyer
Professional Surveyor No. 8485

Date