

DESCRIPTION OF A 20' SANITARY EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, and being 0.073 acre tract (3196.37 sq.ft.) across and above Lots 31 & 32 of record in Beechwold Subdivision in Plat Book 12, Page 33, as conveyed to Beechwood Partners, LLC, by Instrument Number 201410200138611, Recorder's Office, Franklin County, Ohio and said 0.073 acre tract of land being more particularly described as follows;

Commencing for reference at westerly right-of-way of Olentangy Blvd (50') as recorded in said Beechwold Subdivision, and the easterly line of said Lot 31, said point being the **TRUE POINT OF BEGINNING** for the acreage described herein, thence;

S 29° 13' 00" E, a distance of **3.66 feet**, along the westerly right-of-way of said Olentangy Blvd and the easterly line of said Lot 31 to a point on a tangential curve to the left, thence;

With an arc of a curve to the left, having a central angle of **4° 13' 15"**, a radius of **225.00 feet**, an arc length of **16.57 feet**, a chord that bears **S 31° 13' 25" E**, and a chord distance of **16.57 feet**, with the westerly line of said Olentangy Boulevard, and the easterly line of said Lots 31 & 32 passing the common line of said lots at a chord length of **4.66 feet** along the same described arc, thence;

S 67° 41' 50" W, a distance of **161.95 feet**, going through said Lot 32 to a point on the easterly line of an easement of record in 557-SE, 16, 368, Mcpeek, thence;

N 21° 48' 00" W, a distance of **8.03 feet**, along the easterly line of said Mcpeek easement, and passing the common line of said Lots 31 & 32 at a distance of **5.29 feet**, thence;

N 15° 22' 10" W, a distance of **12.06 feet**, going through said Lot 31 and the easterly line of said Mcpeek Easement, to a point, thence

N 67° 41' 50" E, a distance of **157.42 feet**, going through said Lot 31 to the **TRUE POINT OF BEGINNING**, containing 0.073(3196.37 sq.ft.) acres, more or less, subject to all easements, restrictions and right-of-way of record.

Bearings shown herein are based upon the westerly lines of said Lots 31 & 32 as shown on the Beechwold Subdivision in Plat Book 12, Page 33 as being **S 17° 33' 00" E**. This description is based upon information obtained from records on file with the Recorder's and Auditor's Offices of Franklin County, Ohio.

See attached Exhibit "A"

M. Ziska

Michael R. Ziska

11/2/2016

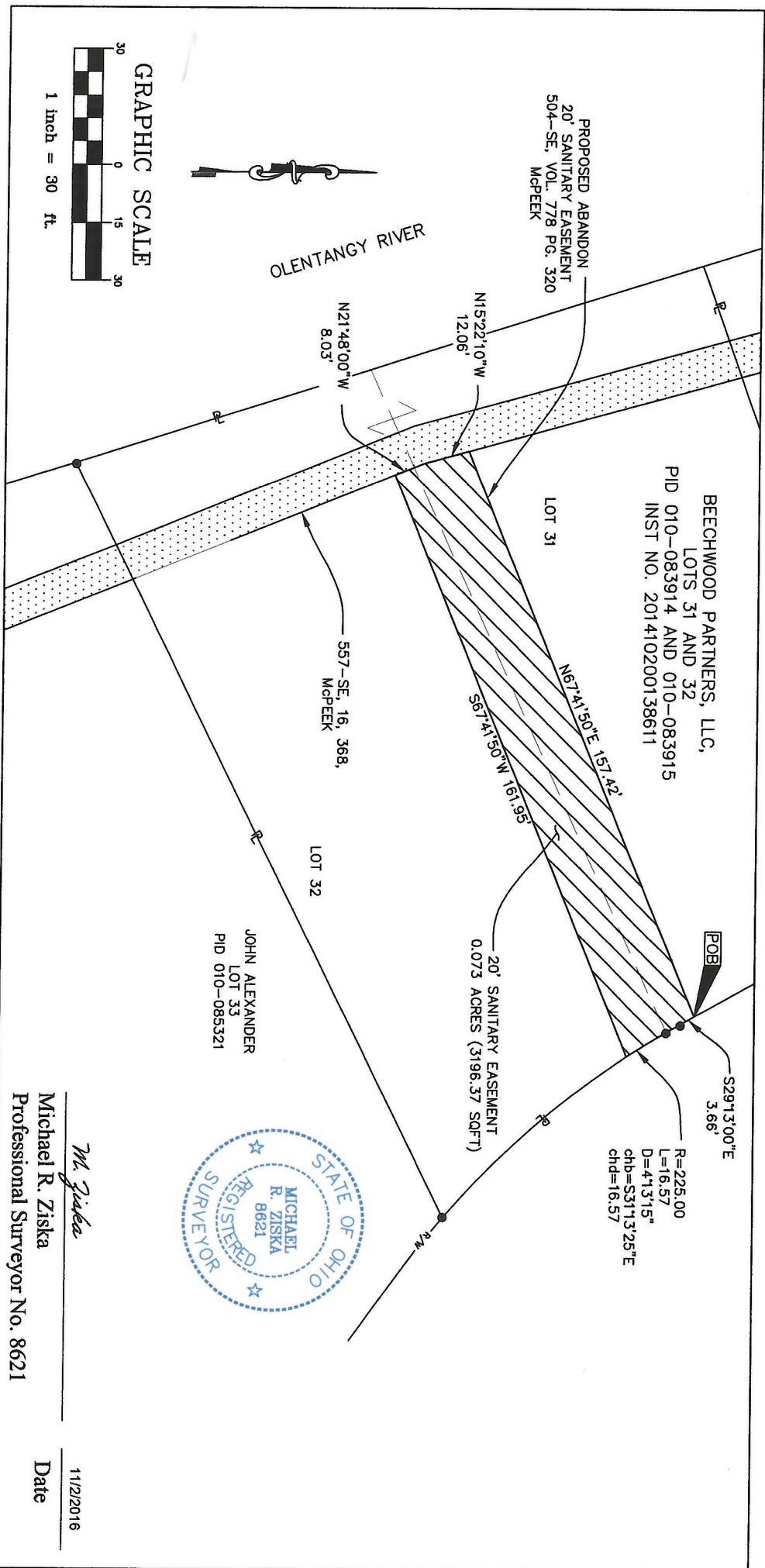
PS 8621



DESCRIPTION OF A 20' SANITARY SEWER EASEMENT

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS

EXHIBIT "A"



M. Ziska
Michael R. Ziska
Professional Surveyor No. 8621

Date
11/22/2016