

LEGAL DESCRIPTION
0.052 ACRE EASEMENT

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 2, Township 1, Range 17, United States Military Lands, being part of a 1.075 acre tract as conveyed to Elisabeth Reisser Farm, LLC in Instrument Number 200812190182117 of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING at the southeast corner of said 1.075 acre tract, said point being on the centerline of Sunbury Road (width varies);

Thence across the right-of-way of said Sunbury Road and along the southerly line of said 1.075 acre tract, North 77°23'35" West, 50.00 feet to a corner on the westerly right-of-way line of Sunbury Road (width varies);

Thence continuing along said westerly right-of-way line, across said 1.075 acre tract, and along the easterly line of a sanitary easement conveyed by a separate instrument, North 12°36'25" East, 99.44 feet to the **POINT OF BEGINNING** at the northerly corner of said sanitary easement;

Thence leaving said westerly right-of-way line and continuing across said 1.075 acre tract the following four (4) courses:

- 1) Along the northerly line of said sanitary easement, South 63°19'58" West, 105.24 feet to a point;
- 2) Leaving the northerly line of said sanitary easement, North 26°40'02" West, 20.00 feet to a point;
- 3) North 63°19'58" East, 121.59 feet to a point on said westerly right-of-way line of Sunbury Road;
- 4) Along said westerly right-of-way line, South 12°36'25" West, 25.84 feet to the **POINT OF BEGINNING**, containing 0.052 acres (2,268 S.F.), more or less, and being a 0.052 acre part of Parcel Number 010-062974.

Bearings referenced herein are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (2011) as determined by ODOT RTN observations, with the centerline of Sunbury Road bearing South 12°36'25" West.

This description was prepared by Garrett G. Brown, Ohio Registered Professional Surveyor 8797.

This description was prepared on August 23, 2023.



Garrett G. Brown

8/23/23

Garrett G. Brown, PS, E.I. 8797

Date