



0.863 Acre Storm Sewer Easement

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Quarter Township 1, Township 1 North, Range 18 West, United States Military District, and being part of an 8.935-acre tract conveyed to 4Each Properties, LLC by deed of record in Instrument Number 201908090100485 as recorded in the Franklin County Recorder's Office and being more particularly described as follows:

Beginning at a point on the southerly right of way of Morse Road (Width Varies), said point also being the northwesterly corner of the grantor's parcel and the northeasterly corner of the Service Road conveyed in National Diversified Corp. Subdivision in Plat Book 43, Page 89, as recorded in the Franklin County Recorder's Office;

Thence along the southerly existing right of way line of Morse Road and the grantor's northerly line, **South 86°26'09" East** a distance of **325.56 feet** to a point;

Thence leaving said southerly right of way line and said northerly property line, across the grantor's property, **South 03°33'51" West** a distance of **24.58' feet** to a point;

Thence continuing across the grantor's property, **South 16°22'02" East** a distance of **168.17 feet** to a point;

Thence continuing across the grantor's property, **South 86°20'13" East** a distance of **268.06 feet** to a point on the grantor's easterly line, said point also being on the westerly line of a 0.432-Acre tract conveyed to Resource Property Investments, LLC by deed of record in Instrument Number 200311170366907 as recorded in the Franklin County Recorder's Office;

Thence along the grantor's easterly line and the westerly line of said 0.432 Acre tract, **South 03°43'58" West** a distance of **36.42 feet** to a point on the westerly line of a 1.818-Acre tract conveyed to LRC Morse Investors, Limited by deed of record in Instrument Number 201811300162101;

Thence leaving the grantor's easterly line and the westerly line of said 1.818-Acre tract, **South 12°14'12" West** a distance of **100.62 feet** to a point;

Thence continuing across the grantor's property for the following four (4) courses:

1. **South 03°44'52" West** a distance of **459.78 feet** to a point;
2. **South 11°47'01" West** a distance of **130.01 feet** to a point;
3. **South 78°14'45" East** a distance of **15.00 feet** to a point;
4. **North 11°43'10" East** a distance of **132.10 feet** to a point;

Thence **South 03°43'58" West** a distance of **145.52 feet** to a point on the grantor's easterly line, and the westerly line of a 0.5403-acre tract conveyed to Resource Equity, LLC by deed of record in Instrument Number 200703090042121;

Thence leaving the grantor's easterly line and the westerly line of said 0.5403-acre tract, across the grantor's property, **North 86°16'02" West** a distance of **40.66 feet** to a point;

Thence continuing across the grantor's property for the following eleven (11) courses:

1. **North 03°38'51" East** a distance of **51.35 feet** to a point;



2. **North 86°16'02" West** a distance of **6.35 feet** to a point;
3. **North 03°49'23" East** a distance of **20.00 feet** to a point;
4. **South 86°16'02" East** a distance of **17.06 feet** to a point;
5. **North 03°43'58" East** a distance of **633.11 feet** to a point;
6. **North 41°20'13" West** a distance of **9.53 feet** to a point;
7. **North 86°20'13" West** a distance of **252.27 feet** to a point;
8. **North 16°22'02" West** a distance of **188.96 feet** to a point;
9. **North 86°26'09" West** a distance of **284.91 feet** to a point;
10. **North 03°33'51" East** a distance of **5.00 feet** to a point;
11. **North 86°26'09" West** a distance of **12.50 feet** to a point in the grantor's westerly line and the easterly line of the National Diversified Corp. Subdivision;

Thence along the grantor's westerly line and the easterly line of said National Diversified Corp. Subdivision, **North 03°32'21" East** a distance of **30.00 feet** to the **True Point of Beginning**, containing **0.863 acres**, more or less, all of which is located within Auditor's Parcel 010-103248 and being subject to all other legal easements, agreements, and rights-of-way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed by Pomeroy & Associates in April 2016.

The bearing of South 86°26'09" East on the southerly existing right of way line of Morse Road is referenced to the State Plane Coordinate System (South Zone), NAD 83 (NSRS 2011).

Daniel L. Quick, PS 7803
Korda/Nemeth Engineering, Inc.

03/29/2022

Date

