

Phone: 614-864-1100

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**Exhibit "B"**

**Description of a 0.014 Acre Easement  
For  
OHIO POWER COMPANY**

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey Number 6366, and being part of an original 13.266 acre tract of land conveyed to City of Columbus, Ohio, as recorded in Official Record 34740D08. All references contained herein are to the Franklin County Recorder's Office, Columbus, Ohio and being shown on Exhibit "A" attached hereto and being made a part thereof and more particularly bounded and described as follows:

Commencing for reference at the Northwest corner of said 13.266 acre tract, said corner being the Northeast corner of a 0.5218 acre tract of land conveyed to Franklin County Commissioners, as recorded in Instrument Number 200005250103401;

thence, S 02°34'17" W, 30.25 feet with the West line of said 13.266 acre tract and the East line of said 0.5218 acre tract to a point on the southerly right-of-way line the old Alton & Darby Creek Road (R/W 60'), said point being the **True Point of Beginning** of the herein described 0.014 acre easement tract;

thence, S 33°25'43" E, 70.82 feet leaving the East line of said 0.5218 acre tract and running within said 13.266 acre tract to a point on the northerly line of a 1.9214 acre tract of land conveyed to Franklin County Commissioners, as recorded in Instrument Number 199912230314545, said point being on the northerly right-of-way line of Alton & Darby Creek Road (R/W varies);

thence, N 53°47'30" W, 50.00 feet with the northerly line of said 1.9214 acre tract and the northerly right-of-way line of said Alton & Darby Creek Road to a point, said point being on the East line of said 0.5218 acre tract and on the West line of said 13.266 acre tract;

thence, N 02°34'17" E, 29.60 feet with the East line of said 0.5218 acre tract, the West line of said 13.266 acre tract and the northerly right-of-way line of said Alton & Darby Creek Road to the **Point of Beginning** and containing 0.014 acres of land, more or less, being subject to all legal streets, highways, right-of-ways, alleys, easements, agreements and/or conditions of record.

Bearings are based on measurements and computations on the Ohio State Plane Coordinate System, Ohio South Zone, North American Datum 1983.

This document is for easement purposes only and has been compiled using existing public records along with field collected information.



*David A. Sanford* 2/19/21  
David A. Sanford, P.S. 8721 02/19/21  
Central Surveying Co., Ltd.  
7563 East Main Street  
Reynoldsburg, OH 43068

# EXHIBIT "A"

EXHIBIT "A" PREPARED BY:  
 CENTRAL SURVEYING CO. LTD  
 7563 EAST MAIN ST.  
 REYNOLDSBURG, OHIO 43068  
 614-864-1100

LINE	BEARING	DISTANCE
R1	S 02°34'17" W	30.25'
L1	S 33°25'43" E	70.82'
L2	N 53°47'30" W	50.00'
L3	N 02°34'17" E	29.60'

**BASIS OF BEARINGS:**

BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), OHIO SOUTH ZONE.

**SITUATE:**

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, VIRGINIA MILITARY SURVEY NUMBER 6366, AND BEING PART OF AN ORIGINAL 13.266 ACRE TRACT OF LAND CONVEYED TO CITY OF COLUMBUS, OHIO, AS RECORDED IN OFFICIAL RECORD 34740D08. ALL REFERENCES CONTAINED HEREIN ARE TO FRANKLIN COUNTY RECORDER'S RECORDS, COLUMBUS, OHIO.

**NOTES:**

THIS DRAWING IS FOR EASEMENT PURPOSES ONLY AND HAS BEEN COMPILED USING EXISTING PUBLIC RECORDS, ALONG WITH FIELD COLLECTED INFORMATION, AND IS SUBJECT TO ALL LEGAL STREETS, HIGHWAYS, RIGHT-OF-WAYS, ALLEYS, EASEMENTS, AGREEMENTS AND/OR CONDITIONS OF RECORD, IF ANY.



SCALE IN FEET  
 SCALE: 1 INCH = 20 FEET

FRANKLIN COUNTY COMMISSIONERS  
 INST. #200005250103401  
 0.5218 ACRES

EASEMENT AREA CONTAINING  
 0.014± ACRES TOTAL  
 (EASEMENT LENGTH = 71')

CITY OF COLUMBUS, OHIO  
 O.R. 34740D08  
 13.266 ACRES (ORIG.)  
 11.345 ACRES (RES.)  
 PID: 010-242769-00

FRANKLIN COUNTY COMMISSIONERS  
 INST. #199912230314545  
 1.9214 ACRES



CENTRAL SURVEYING CO., LTD.

*David A. Sanford* 2/19/21

DAVID A. SANFORD, P.S. #8721 02/19/2020

OHIO POWER COMPANY	
EASEMENT ACROSS THE LANDS OF CITY OF COLUMBUS, OHIO CONTAINING 0.014± ACRES	
Drawn By: DS	Checked By: WW
Scale: 1"=20'	Date: 02/19/20
File Name: AEP20200201-EAS-CITY	Drawing Number:
Revisions: -	2021-0201