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## **Exhibit "B"**

### **Description of a 3.525 Acre Easement For OHIO POWER COMPANY**

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 3, Township 2, Range 17, United States Military Lands, and being part of Reserve 'A' of the subdivision entitled "Villages at Tanger Woods Section 2", of record in Plat Book 62, Page 59, also being parts of Parcel I (37.464 acres) and Parcel II [Reserve 'A' (3.922 acres) & Lot 58] conveyed to City of Columbus, Ohio, as recorded in Official Record 16470119. 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:

Beginning at an iron pin and cap stamped "Geo Graphics" found at a southeasterly corner of Lot 57 in said Villages at Tanger Woods Section 2, said iron pin being an easterly corner of said 37.464 acre tract and on the westerly right-of-way line of Mt. Hood Court (R/W 50');

thence, along the right-of-way line of said Mt. Hood Court with a curve to left, having a radius of 57.00 feet, an arc length of 80.37 feet, and a chord that bears S 39°27'31" E, a distance of 73.88 feet to a point on the North line of said Lot 58;

thence, S 72°01'56" W, 1570.18 feet running within said City of Columbus, Ohio lands to a point in the center of Alum Creek, said point being on a southwesterly line of said 37.464 acre tract and on a southeasterly line of Reserve 'A' (1.56 acres) of the subdivision entitled "Westerville Woods Section, Part 1", of record in Plat Book 80, Page 39, said Reserve 'A' (1.56 acres) being the same lands conveyed to City of Columbus, Ohio, as recorded in Instrument Number 199705160001802;

thence, N 18°50'12" W, 100.01 feet with the center of Alum Creek, a southwesterly line of said 37.464 acre tract, and a southeasterly line of said Reserve 'A' (1.56 acres) to a point;

thence, N 72°01'56" E, 1475.57 feet running within said City of Columbus, Ohio lands (Official Record 16470119) to a point on a westerly line of said Lot 57 and on an easterly line of said Reserve 'A' (3.922 acres);

thence, with the common lines of said Lot 57 and said Reserve 'A' (3.922 acres) the following two (2) courses:

1. S 26°30'21" E, 0.14 feet to a point;
2. S 83°42'22" E, 75.73 feet to the **Point of Beginning** and containing 3.525 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 (2011), U.S. Survey Foot.

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



William L. Willis

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