

**0.064 ACRE TEMPORARY EASEMENT
DYER-LAZAR HSTS ELIMINATION
PARCEL NO. 4
PID: 570-198864**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 4641, being part of a 1.566 acre tract conveyed to Tammy A. Knisley in Instrument Number 201310230179189, all records being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING from FCGS 6111, being a bronze disk in PVC encased concrete monument, being at the centerline of Dyer Road (R/W varies);

Thence along the centerline of said Dyer Road, South 87°39'38" East, 93.48 feet to a point, being on the northwesterly corner of said 1.566 acre tract and the northeasterly corner of a tract designated 80-WD conveyed to the State of Ohio in Deed Book 2795 Page 676;

Thence across said Dyer Road along the easterly line of said 80-WD and a 2 acre tract conveyed to William E. Barnes and Connie Barnes in Instrument Number 201802220024997 and the westerly line of said 1.566 acre tract, South 02°20'22" West, 486.66 feet to a point, said point being the **TRUE POINT OF BEGINNING**:

Thence across said 1.566 acre tract, the following three (3) courses:

South 55°30'52" East, 124.85 feet to a point being on the northerly line of an existing easement recorded in Official Record Volume 34965 Page F17;

Along the northerly line of said existing easement South 89°57'08" West, 52.92 feet to a point;

Along the northerly line of said existing easement, North 55°30'51" West, 62.41 feet to a point, being on the westerly line of said 1.566 acre tract and the easterly line of said 2 acre tract;

Thence along the westerly line of said 1.566 acre tract and the easterly line of said 2 acre tract, North 02°20'22" East, 35.43 feet to a point, said point being the **POINT OF TRUE BEGINNING**, containing 0.064 acres (2,809 S.F.), more or less.

Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

Bearings referenced herein are based on a portion of the centerline of Dyer Road as being North 87°39'38" West as determined by GPS observations utilizing Ohio Department of Transportation's Virtual Reference Station, based on Ohio State Plane South Zone (NAD 83, 2011 adjustment).

This description was prepared by Matthew Lee Sloat, Ohio Registered Professional Surveyor 8342, of E.P. Ferris and Associates, Inc. on November 7, 2019.

Matthew Lee Sloat, PS 8342

Date