

**Partial Sanitary Sewer Easement Vacation
0.046 Acres**

Situated in the State of Ohio, County of Franklin, City of Columbus; also being a part of Virginia Military Survey No. 1389; also being located within a 16.099 Acre tract as conveyed to Columbus Metropolitan Housing Authority as described in Instrument No. 202511030124852; also being a portion of a sanitary sewer easement as conveyed to City of Columbus as described in Instrument No. 200202220048402; being more particularly described as follows:

Commencing at a southerly corner of said 16.099 acre tract, said point also being along the easterly right-of-way line of Demorest Cove Court (50' right-of-way as established in Demorest Cove subdivision as recorded in Plat Book 81 Page 40), said point also being the northwesterly corner of Lot 39 of said Demorest Cove subdivision; thence,

Along the easterly right-of-way line of Demorest Cove Court, **North 01° 09' 25" West for a distance of 30.87'** to a point of curvature; thence,

Along the easterly right-of-way line of Demorest Cove Court following a **curve to the left having a radius of 225.00', an arc length of 188.82', a central angle of 48° 04' 54", and a chord that bears North 22° 53' 02" West** to a point, said point being the southerly-most corner of said sanitary sewer easement; thence,

Through said 16.099 acre tract and along a portion of a southeasterly line of said sanitary sewer easement, **North 53° 09' 25" East for a distance of 14.89'** to a point, said point being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along a line through said 16.099 acre tract and through said sanitary sewer easement, **North 46° 43' 11" West for a distance of 15.23'** to a point; thence,

Along a line through said 16.099 acre tract and along a northwesterly line of said sanitary sewer easement, **North 53° 09' 25" East for a distance of 53.80'** to a point; thence,

Along a line through said 16.099 acre tract and along a northwesterly line of said sanitary sewer easement, **North 38° 19' 57" East for a distance of 80.59'** to a point; thence,

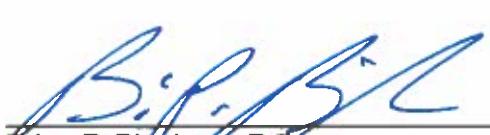
Along a line through said 16.099 acre tract and along a northeasterly line of said sanitary sewer easement and along a southwesterly line of a storm sewer easement as conveyed to Belper Company as described in Official Record 14143 J-04 and to City of Columbus as described in Official Record 16252 E-04, **South 51° 40' 07" East for a distance of 15.00'** to a point; thence,

Along a line through said 16.099 acre tract and along a southeasterly line of said sanitary sewer easement, **South 38° 19' 57" West for a distance of 82.54'** to a point; thence,

Along a line through said 16.099 acre tract and along a southeasterly line of said sanitary sewer easement, **South 53° 09' 25" West for a distance of 53.14'** to the point of beginning, containing 0.046 acres of land, more or less, as determined by Brian P. Bingham, Professional Surveyor, Ohio License No 8438, based on a survey performed by American Structurepoint Inc. in May, 2019.

Basis of bearings is the easterly right-of-way line for Demorest Cove Court measured from Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (2011 Adjustment, as established utilizing a GPS survey and an NGS OPUS solution.

American Structurepoint, Inc.


Brian P. Bingham, P.S.
Ohio License No. 8438

11/21/2025
Date

