

**0.061 ACRE SANITARY SEWER EASEMENT
DYER-LAZAR HSTS ELIMINATION
PARCEL NO. 15
PID: 570-193863**

Situated in the State of Ohio, County of Franklin, Township of Jackson, Virginia Military Survey Number 4641, being part of a 0.597 acre tract conveyed to Samantha C. Luther and Trevor F. Luther in Instrument Number 201205020061085, all records being of record in the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

COMMENCING from FCGS 1233, being an aluminum disk in PVC encased concrete monument, being at the centerline intersection of Dyer Road (R/W varies) and Brown Road (R/W varies);

Thence along the centerline of said Dyer Road, North 80°25'50" East, 240.21 feet to a point, being the northeasterly corner of a 1.783 acre tract conveyed to Carl B. Nennerfelt and Inga Britt Nennerfelt in Deed Book 3254, Page 360 and the northwesterly corner of said 0.597 acre tract;

Thence leaving said centerline, along the easterly line of said 1.783 acre tract and the westerly line of said 0.597 acre tract, South 09°34'10" East, 193.91 feet to a point, said point being the **TRUE POINT OF BEGINNING**:

Thence across said 0.597 acre tract, the following two (2) courses:

South 63°17'09" East, 35.11 feet to a point;

North 80°15'57" East, 71.70 feet to a point, being on the easterly line of said 0.597 acre tract and the westerly line of Lot 117 as delineated by Sussex Place, Section 2 in Plat Book 104 Page 85, conveyed to Joyce L. Sharp and Tab Sharp in Instrument Number 200704040057452;

Thence along the easterly line of said 0.597 acre tract and the westerly line of said Lot 117 and Reserve A as originally delineated in Sussex Place, Section 1 in Plat Book 103 Page 37 and replatted by said Sussex Place, Section 2, conveyed to Sussex Place Homeowners' Association, Inc. in Instrument Number 200812230183176, South 09°34'10" East, 25.00 feet to a point;

Thence across said 0.597 acre tract, the following two (2) courses:

South 80°15'57" West, 79.86 feet to a point;

North 63°17'09" West, 24.99 feet to a point, being on the easterly line of said 1.783 acre tract and the westerly line of said 0.597 acre tract;

Thence along the easterly line of said 1.783 acre tract and the westerly line of said 0.597 acre tract, North 09°34'10" West, 31.02 feet to a point, said point being the **POINT OF TRUE BEGINNING**, containing 0.061 acres (2,646 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 80°25'50" East 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 11, 2019.

Matthew Lee Sloat, PS 8342

Date